Capital Improvements
Joint Bond Review Committee

JOINT BOND REVIEW COMMITTEE MEETING
December 2, 2024 – 1:00 p.m.
308 Gressette Building

AGENDA

Page

Live streaming of this meeting will be available at www.scstatehouse.gov.

Capital Improvements
Joint Bond Review Committee

JOINT BOND REVIEW COMMITTEE MEETING
Monday, December 2, 2024 – 1:00 p.m.
308 Gressette Building

AGENDA
(continued)

Live streaming of this meeting will be available at www.scstatehouse.gov.

AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Material Storage, Crew Quarters and Substation, Hampton County

The South Carolina Public Service Authority requests approval to acquire approximately 78.3 acres located on Walterboro Highway near Varnville in Hampton County for material storage related to multiple transmission projects, and as a potential location of future crew quarters and a substation. The site will address a need for improvement to the Hampton County transmission system, and was selected from 6 potential locations for its accessibility and suitability near an existing Santee Cooper transmission line.

The property is offered by Parker Family II, LP[1] at its appraised value of $1,017,000, or $13,000 per acre.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,[2] review and approve, reject, or modify the Authority's request to acquire approximately 78.3 acres located in Hampton County for material storage related to multiple transmission projects and as a potential location of future crew quarters and a substation.

ATTACHMENTS:

1. Letter dated December 2, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

[1] A South Carolina limited partnership registered with the SC Secretary of State effective July 2, 2012. John E. Parker of Hampton is its registered agent. Private Participant Disclosures were included in this submission.
[2] Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

J. Martine Watson
Chief Commercial Officer
(843) 761-7072
marty.watson@santeecooper.com

December 2, 2024

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
South Carolina Senate
111 Gressette Building
Columbia, South Carolina 29201

Re: Acquisition of ~78.3-acre site for Material Site Storage and potential future Crew Quarters and Substation Site in Hampton County, South Carolina

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the acquisition of an ~78.3-acre parcel in Hampton County, SC ("Parcel") for material storage for multiple transmission projects, potential future crew quarters and potential future substation site.

Santee Cooper has identified the need for improvements to the transmission system in Hampton County. A total of six potential locations were reviewed, including properties already owned by Santee Cooper. The Parcel was identified as the preferred location due to site accessibility and suitability near a Santee Cooper transmission line. This site is zoned industrial with current plans avoiding all wetlands. The acquisition of the Parcel would allow Santee Cooper to ensure reliability and fulfill its mission to improve the quality of life of State residents.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel site for the purchase price of $13,000 per acre or ~$1,017,000 based on the appraisal.

Attachment A describes the substantive terms of the proposed purchase for which approval is requested, as well as maps showing the location of the Property.

Sincerely,

J. Martine Watson

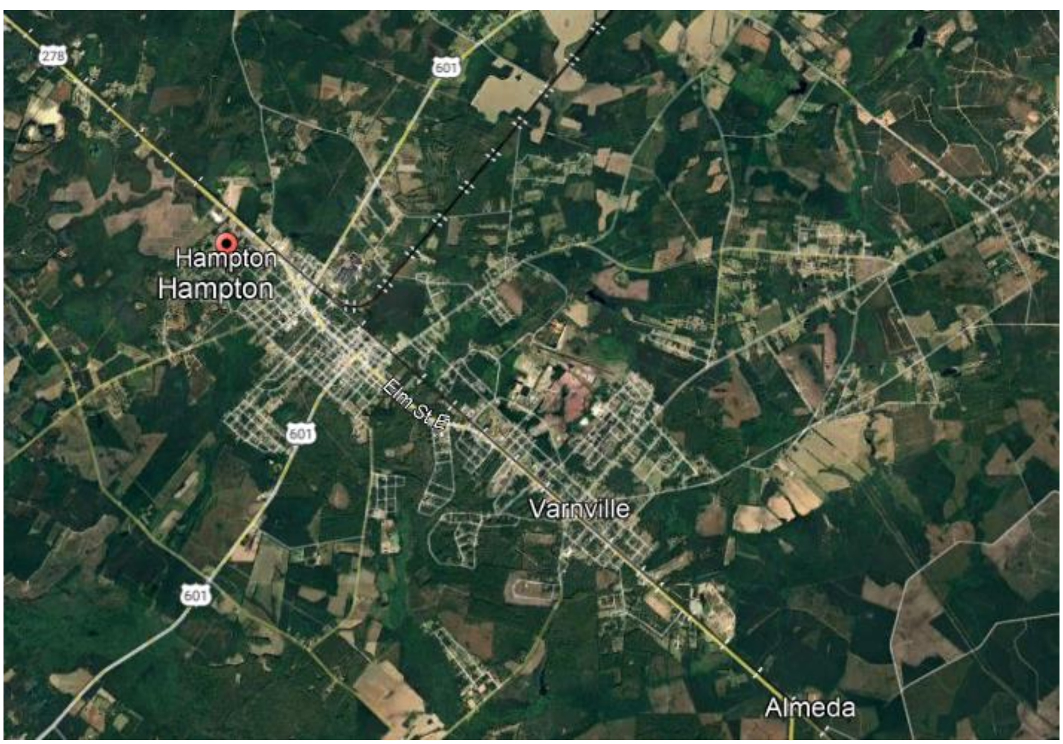
Attachment: As stated

JMW:cmb

Attachment A

Substantive terms of proposed purchase are as follows:

Seller	**Parker Family II, LP, a South Carolina limited partnership**
Property	**~78.3 Acres located in Hampton County**
Purchase Price	**$13,000 per acre or ~$1,017,900**



AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Third-Party Facility Interconnection, Aiken County

The South Carolina Public Service Authority requests approval to acquire approximately 15.25 acres located at 7601 Giant Tire Parkway in Aiken County for construction of a new switching station that will support connection of a 210-megawatt third-party facility with the Authority's transmission and interconnection system. The property will be conveyed for a nominal consideration of $10.

The Authority periodically accepts real property as a part of the interconnection process, subject to appropriate due diligence that includes among other things a determination of satisfactory title, and an assessment of potential environmental conditions.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,[1] review and approve, reject, or modify the Authority's request to acquire approximately 15.25 acres located in Aiken County for construction of a new switching station supporting connection of a third-party facility with the Authority's transmission and interconnection system.

ATTACHMENTS:

1. Letter dated December 2, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

[1] Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

santee cooper

J. Martine Watson
Chief Commercial Officer
(843) 761-7072
marty.watson@santeecooper.com

December 2, 2024

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
South Carolina Senate
111 Gressette Building
Columbia, SC 29201

RE: Acquisition of ~ 15.25 acre site for a Third-Party Interconnection in Aiken County, South Carolina

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the acquisition of an ~15.25 acre parcel located at 7601 Giant Tire Parkway, Aiken County, SC ("Parcel") to build a new switching station ("Switching Station") to connect a third-party facility with Santee Cooper owned transmission and interconnection facilities.

Based on an Agreement between Starskey, LLC ("Starskey") and Santee Cooper, Starskey plans to construct and operate a facility requiring 210MW of projected load adjacent to the Parcel and convey for nominal consideration the Parcel to Santee Cooper to connect to Santee Cooper's system. The acquisition of the Parcel would allow Santee Cooper to meet its transmission needs.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel to interconnect to Santee Cooper's system.

Attachment A describes the substantive terms of the proposed purchase for which approval is requested, as well as maps showing the location of the Property.

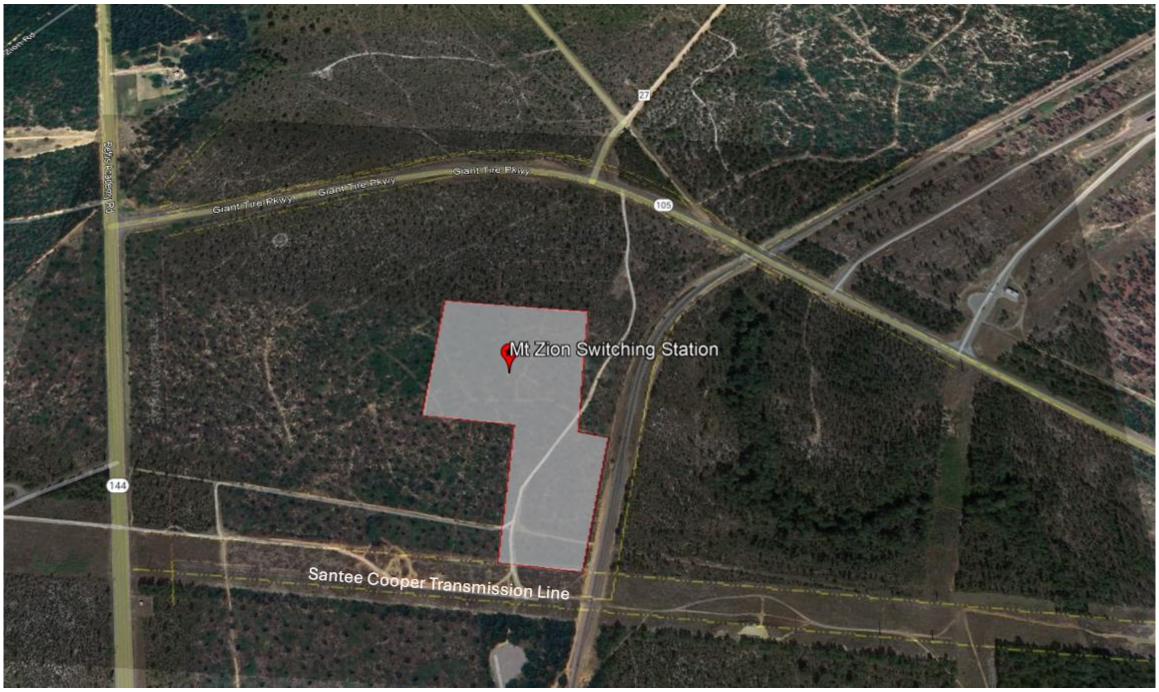
Sincerely,

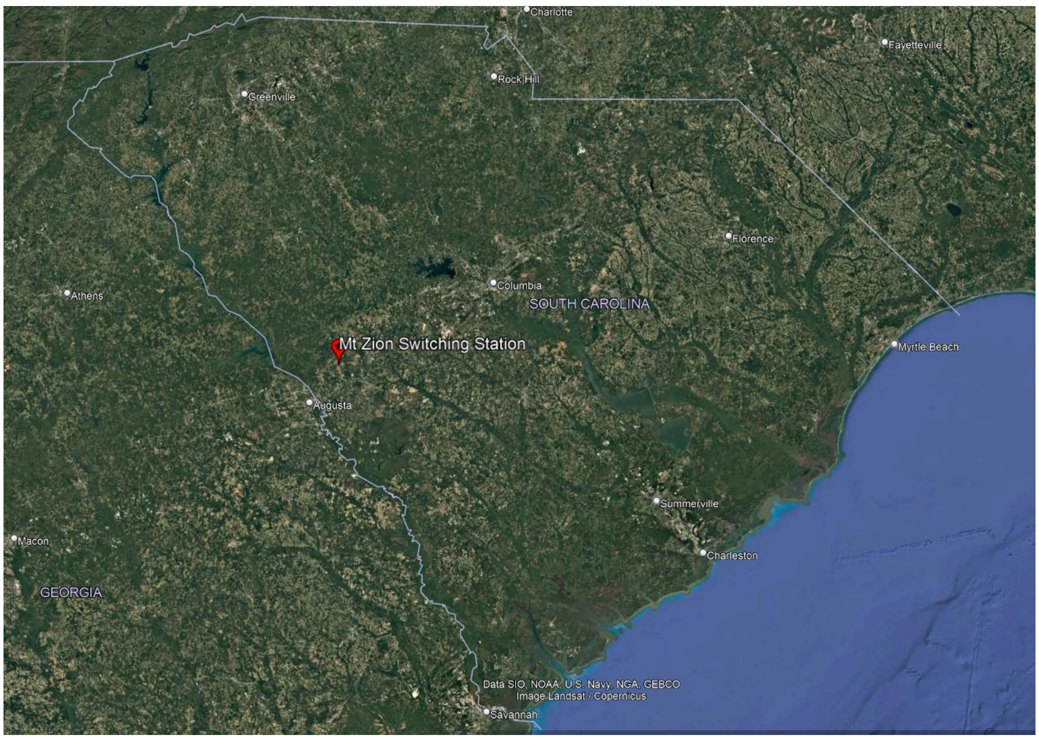
J. Martine Watson

Attachment A

Substantive terms of proposed purchase are as follows:

Seller	**Starskey,LLC, a Delaware Limited Liability Company**
Property	**~15.25 Acres located in Aiken County**
Purchase Price	**Nominal Consideration of $10.00**





AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Surplus Real Property
Lake Marion, Orangeburg County

The South Carolina Public Service Authority requests approval to sell approximately 2.467 acres of surplus property located on Lake Marion near Mill Creek in Orangeburg County.

The Authority's Board of Directors declared the property to be surplus and authorized its sale, lease, option, or transfer. The Authority accepted the highest offer at public bid of $519,999, which exceeded its appraised value of $487,500. The property is classified for residential use.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,[1] review and approve, reject, or modify the Authority's request to sell approximately 2.467 acres located in Orangeburg County.

ATTACHMENTS:

1. Letter dated December 2, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

[1] Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

santee cooper

J. Martine Watson
Chief Commercial Officer
(843) 761-7072
marty.watson@santeecooper.com

December 2, 2024

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
South Carolina Senate
111 Gressette Building
Columbia, SC 29201

RE: Property Sale of +/- 2.467 acres near Mill Creek on Lake Marion, Orangeburg County

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the sale of approximately 2.467 acres of surplus property on Lake Marion near Mill Creek in Orangeburg County.

Santee Cooper's Board of Directors declared the property to be surplus real property and authorized that it or portions of it may be sold, leased, optioned or otherwise transferred for development purposes.

The appraised value of the property is $487,500. The property was offered for public bid in which the minimum bid was the appraised value, with the highest bid $519,999 which was selected. The property is classified for residential use.

Attachment A describes the substantive terms of the proposed sale for which approval is requested, as well as maps showing the location of the Property.

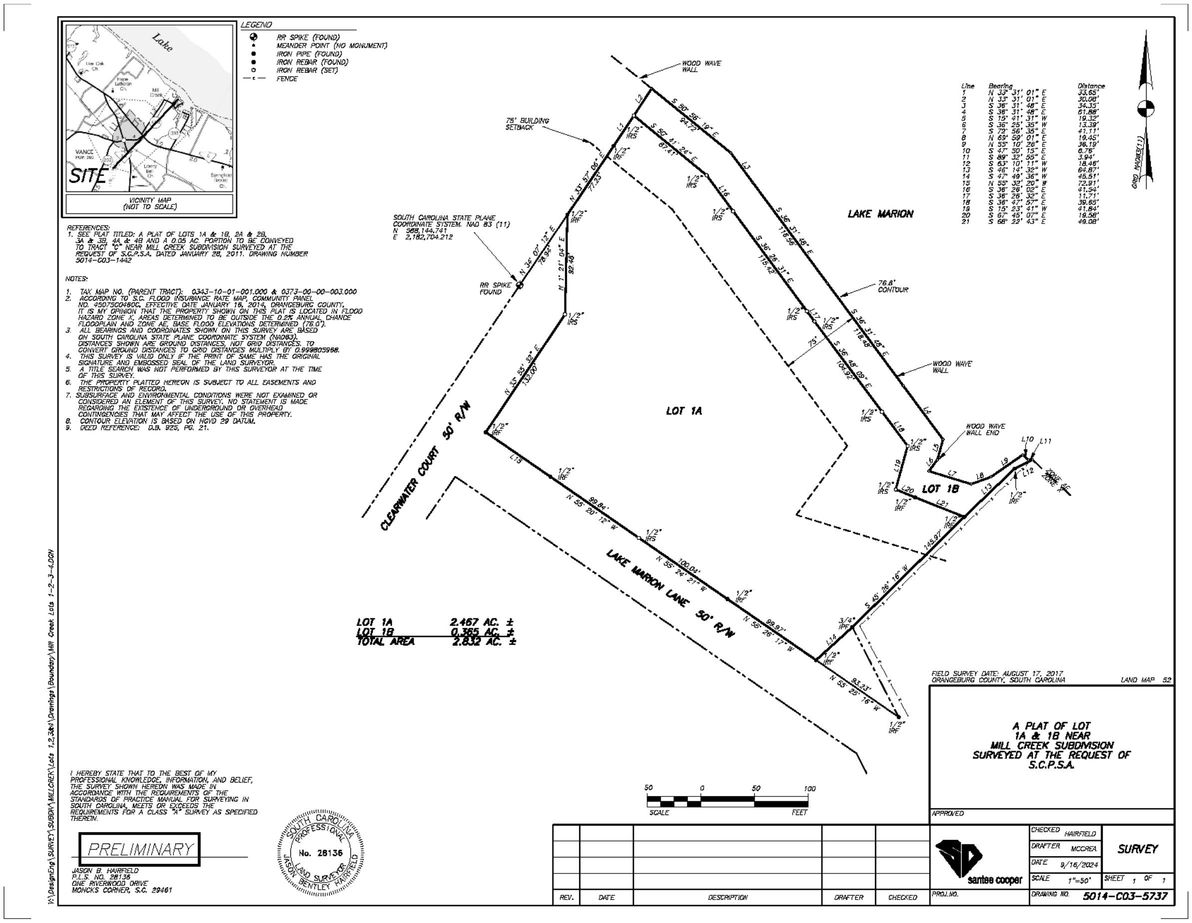
Sincerely,

J. Martine Watson

Attachment A

+/- 2.467 acres on Lake Marion in the Mill Creek subdivision. , Substantive terms of proposed Purchase and Sale Agreement are as follows:

Purchaser	**Floyd A. Almers, Jr. & Slyvia Leighanne Hill**
Acreage	**Approximately 2.467 acres**
Purchase Price	**$519,999.00**
Earnest Money Deposit	**$51,999.90**
Approximate Closing Date	**No later than thirty (45) days from the execution of the contract**
Special Provisions	**Conveyance is subject to a 30’ marginal lease on parcel 1B consisting of 0.365 acres.**



LEGEND
RR SPIKE (FOUND)
MEANDER POINT (NO MONUMENT)
IRON PIPE (FOUND)
IRON REBAR (FOUND)
IRON REBAR (SET)
FENCE
VICINITY MAP
(NOT TO SCALE)
SITE
REFERENCES:
1. SEE PLAT TITLED: A PLAT OF LOTS 1A & 1B, 2A & 2B, 3A & 3B, 4A & 4B AND A 0.05 AC. PORTION TO BE CONVEYED TO TRACT "C" NEAR MILL CREEK SUBDIVISION SURVEYED AT THE REQUEST OF S.C.P.S.A. DATED JANUARY 28, 2011. DRAWING NUMBER 5014-C03-1442
NOTES:
1. TAX MAP NO. (PARENT TRACT): 0343-10-01-001.000 & 0373-00-00-003.000
2. ACCORDING TO S.C. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45075C0460C, EFFECTIVE DATE JANUARY 16, 2014, ORANGEBURG COUNTY, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED (76.0').
3. ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES. TO CONVERT GROUND DISTANCES TO GRID DISTANCES MULTIPLY BY 0.999805968.
4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5. A TITLE SEARCH WAS NOT PERFORMED BY THIS SURVEYOR AT THE TIME OF THIS SURVEY.
6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
8. CONTOUR ELEVATION IS BASED ON NGVD 29 DATUM.
9. DEED REFERENCE: D.B. 925, PG. 21.
LAKE MARION
LOT 1A
LOT 1B
CLEARWATER COURT 50' R/W
LAKE MARION LANE 50' R/W
WOOD WAVE WALL
75' BUILDING SETBACK
76.8' CONTOUR
RR SPIKE FOUND
SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. NAD 83 (11)
N 368,144.741
E 2,182,704.212
Line / Bearing / Distance
1 N 33° 31' 01" E 33.65'
2 N 33° 31' 01" E 30.08'
3 S 36° 31' 48" E 34.35'
4 S 36° 31' 48" E 61.88'
5 S 15° 41' 31" W 19.32'
6 S 36° 25' 35" W 13.39'
7 S 72° 56' 35" E 41.11'
8 N 69° 59' 01" E 19.45'
9 N 55° 10' 26" E 36.19'
10 S 47° 50' 15" E 6.76'
11 S 89° 32' 55" E 3.94'
12 S 63° 10' 11" W 18.46'
13 S 46° 14' 32" W 64.87'
14 S 47° 49' 36" W 45.51'
15 N 55° 32' 20" W 72.91'
16 S 36° 26' 02" E 41.54'
17 S 36° 26' 32" E 11.71'
18 S 36° 47' 57" E 39.65'
19 S 15° 23' 41" W 41.84'
20 S 67° 45' 07" E 19.58'
21 S 68° 22' 43" E 49.08'
LOT 1A 2.467 AC. ±
LOT 1B 0.365 AC. ±
TOTAL AREA 2.832 AC. ±
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
PRELIMINARY
JASON B. HAIRFIELD
P.L.S. NO. 28136
ONE RIVERWOOD DRIVE
MONCKS CORNER, S.C. 29461
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28136 JASON BENTLEY HAIRFIELD
FIELD SURVEY DATE: AUGUST 17, 2017
ORANGEBURG COUNTY, SOUTH CAROLINA
LAND MAP 52
A PLAT OF LOT 1A & 1B NEAR MILL CREEK SUBDIVISION SURVEYED AT THE REQUEST OF S.C.P.S.A.
APPROVED
REV. DATE DESCRIPTION DRAFTER CHECKED
santee cooper
PROJ.NO.
CHECKED HAIRFIELD
DRAFTER MCCREA
DATE 9/16/2024
SCALE 1"=50'
SURVEY
SHEET 1 OF 1
DRAWING NO. 5014-C03-5737

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department on Aging
Office Space at 1301 Gervais Street, Columbia

The South Carolina Department on Aging requests review of its proposal to lease 14,300 square feet of office space located at 1301 Gervias Street in Columbia from ROIB 1301 Gervais, LLC.[1] The Agency has leased space at this location since December 2004. The current lease for 11,195 square feet will expire on June 30, 2025.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received 11 responses to the solicitation. Although the proposal was not the lowest offer, the selected location was determined by the Agency to be the best choice. The Agency stated that all other proposed sites raised parking and accessibility concerns for individuals with disabilities. Additionally, the Agency expressed concerns that renovations required at other locations would create a risk of staff displacement.

The term of the proposed lease is 7 years and 4 months beginning July 1, 2025. The rental rate is $18.50 per square foot, with rent abated for four months of the initial year of the term; thereafter, rent will increase by 2.75% annually. Total rent over the term is projected at $2,030,267.

In addition, the Agency expects renovation costs of approximately $600,000, of which amount the Agency will contribute up to $350,000, and the Landlord will pay for any excess.
The lease provides 65 surface lot parking spaces for staff and visitors adjacent to the building at an annual cost of $39,000, totaling $286,000 over the term of the lease.

No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be funded through state appropriations, federal funds, and General Fund Carryforward. The agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of $16.25 to $21.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

[1] A Delaware limited liability company in good standing and registered with the SC Secretary of State effective August 31, 2017. RealOP Investments, LLC of Greenville, SC is its registered agent. Private Participant Disclosures were included with the submission.

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated November 12, 2024, of Ms. Connie Munn, Director, South Carolina Department on Aging.
3. Map and street view of the subject property.

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

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1. **Submitted by:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature: Ashlie Lancaster
   Ashlie Lancaster, Director

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2. **Subject:** South Carolina Department on Aging Lease at 1301 Gervais St in Columbia

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3. **Summary and Background Information:**

The South Carolina Department on Aging (the "Agency") requests approval to lease 14,300 square feet of office space at 1301 Gervais St, 3rd floor in Columbia SC from ROIB 1301 Gervais, LLC. The Agency has leased space at this location since December 2004. The current lease for 11,195 square feet will expire on June 30, 2025. The current rental rate is approximately $17.86 per square foot, an annual aggregate of $199,942.68.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms and eleven offers were received. Although it was not the lowest priced offer, the selected location was determined by the Agency to be the best choice. The Agency advised that all other proposed sites raised safety concerns to include lack of covered parking, inconvenient handicapped entrances and curbs that required individuals with disabilities to travel further to access buildings. Additionally, the Agency was concerned that substantial internal buildout required at other locations would create a risk of staff displacement if the space was not ready when the current lease ends.

The proposed space meets the state space standard of 210 SF/person with a density of 174 SF/person. The lease provides 65 surface lot parking spaces for staff and visitors adjacent to the building at an annual cost of $39,000, totaling $286,000 over the term of the lease.

The requested lease term is seven (7) years and four (4) months commencing July 1, 2025. The rental rate in the first year will be $18.50 per square foot with four free months of rent resulting in an annual aggregate amount of $176,366.64. The rental rate shall increase 2.75% annually after the first year. In addition to rent, the Agency will contribute up to $350,000 to upfit the space with any excess paid by Landlord. The expected upfit cost is anticipated to be approximately $600,000. The total amount to be paid over the term of this lease including rent, the upfit and parking is $2,666,267.42.

The following chart represents the Rent Schedule (rounded).

TERM	PERIOD: FROM - TO	ANNUAL RENT	MONTHLY RENT	RENT PER SF
YEAR 1	July 1, 2025- June 30, 2026	$176,366.64*	$22,045.83	$18.50
YEAR 2	July 1, 2026- June 30, 2027	$271,825.13	$22,652.09	$19.01
YEAR 3	July 1, 2027- June 30, 2028	$279,300.32	$23,275.03	$19.53
YEAR 4	July 1, 2028- June 30, 2029	$286,981.07	$23,915.09	$20.07
YEAR 5	July 1, 2029- June 30, 2030	$294,873.05	$24,572.75	$20.62
YEAR 6	July 1, 2030- June 30, 2031	$302,982.06	$25,248.51	$21.19
YEAR 7	July 1, 2031- June 30, 2032	$311,314.07	$25,942.84	$21.77
YEAR 8	July 1, 2032- August 30, 2032	$106,625.08	$26,656.27	$22.37

* This amount is less the four free months rent in the first year of the term.

The following chart represents comparable lease rates of similar space in the Columbia area:

Tenant	Location+	Annual Rate per SF*
Vacant	7909 Parklane Road	$16.25
Vacant	1628 Browning Road	$16.25
Vacant	246 Stoneridge Drive	$24.50
Vacant	200 Arbor Lake	$16.50
Vacant	400 Arbor Lake	$16.50
Vacant	221 Dawson Road	$18.50
Vacant	500 Taylor Street	$21.75
Vacant	200 Center Point Circle	$22.50
Vacant	7748 Garners Ferry Road	$25.12
Vacant	1333 Main Street	$21.50

*Rate does not necessarily include parking, tenant upfits or increases in operating expenses and taxes, which could be billed back to tenant.
+Received in response to solicitation.

The Agency has adequate funds for the lease according to a Budget Approval Form submitted November 12, 2024. Lease payments will be funded through state appropriations, federal fund and 10% General Fund Carryforward. No option to purchase the property is included in the lease.

4. **What is the JBRC asked to do**? Consider approval of the proposed lease for a seven (7) year and four (4) month term to the South Carolina Department on Aging for 14,300 square feet of space at 1301 Gervais Street in Columbia from ROIB 1301 Gervais, LLC.

5. **What is recommendation of the division of Facilities Management and Property Services?** Consider approval of the proposed lease for a seven (7) year and four (4) month term to the South Carolina Department on Aging for 14,300 square feet of space at 1301 Gervais Street in Columbia from ROIB 1301 Gervais, LLC.

6. **List of Supporting Documents:**
   (a) Letter from Agency
   (b) Map and Street View of premises

State of South Carolina
Department on Aging

Henry McMaster
Governor

Connie D. Munn, MSW
Director

November 12, 2024

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 1301 Gervais Street, Suite 350, Columbia, SC

Dear Ms. Lancaster:

The South Carolina Department on Aging (SCDOA) is seeking approval from the Department of Administration, Facilities Management and Property Services (FMPS) to enter into a 7-year, 4-month lease agreement with ROIB 1301 Gervais, LLC for 14,300 rentable square feet of office space located at 1301 Gervais Street, Suite 350, Columbia, SC. The current lease at this location expires on June 30, 2025.

SCDOA serves individuals who are 60 years of age or older, as well as those who are 18 years of age or older and living with a disability. The older population in South Carolina is the fastest-growing demographic, and by the year 2030, there will be more older adults than children in the state.

Our mission is to meet the present and future needs of seniors and enhance the quality of life for older South Carolinians. We achieve this by advocating, planning, and developing resources in partnership with federal, state, and local governments, non-profit organizations, the private sector, and individuals.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space, and eleven proposals were received. We conducted site visits to assess each location; however, all proposed sites except the selected, raised safety concerns. Issues included the lack of covered parking, inconvenient handicapped entrances, and curbs that required individuals with disabilities to travel further to access the buildings. This situation poses safety concerns for elderly individuals using mobility aids. Additionally, many solicited office spaces would require substantial internal buildout due to their nearly empty condition, which creates a significant risk of staff displacement if these sites are not ready by June 30, 2025, when the current lease ends.

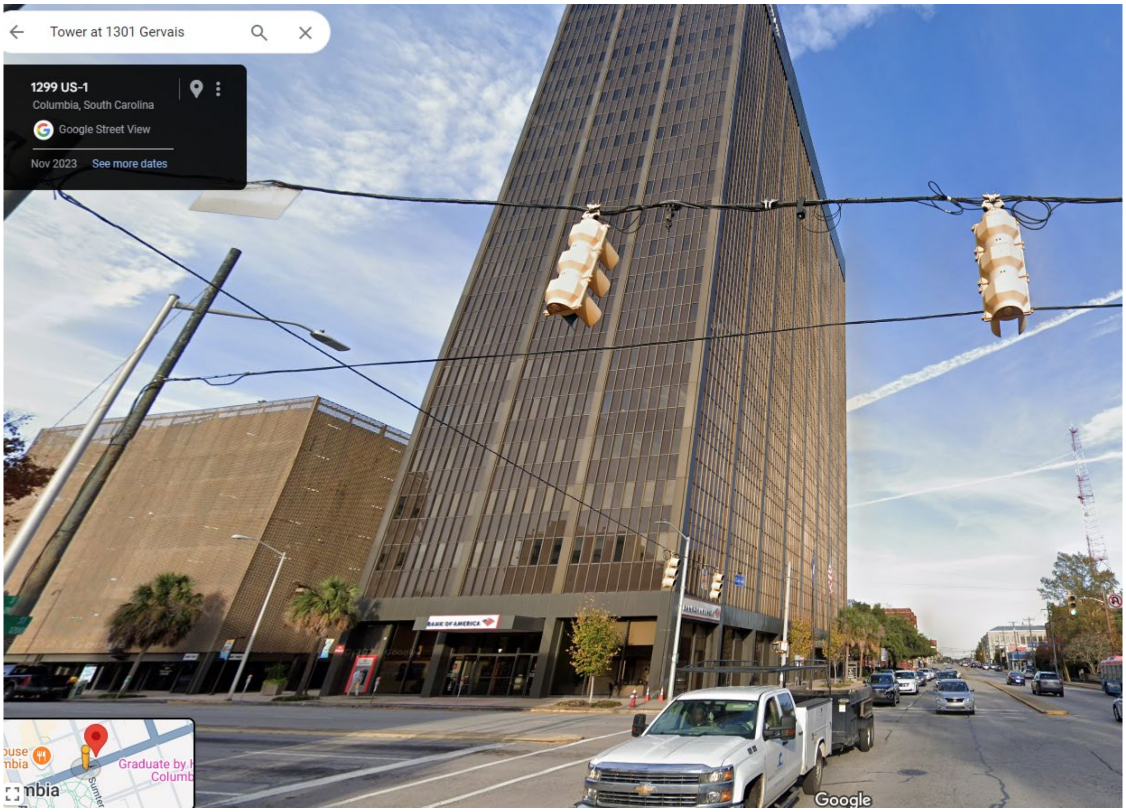
After careful consideration, we selected 1301 Gervais Street because it eliminates the risk of staff displacement during the planned renovation of the office space. The location is conveniently situated along a prominent bus route, ensuring easy access to public transportation. It also offers covered garage parking for staff, training attendees, elderly visitors, and individuals with mobility aids.

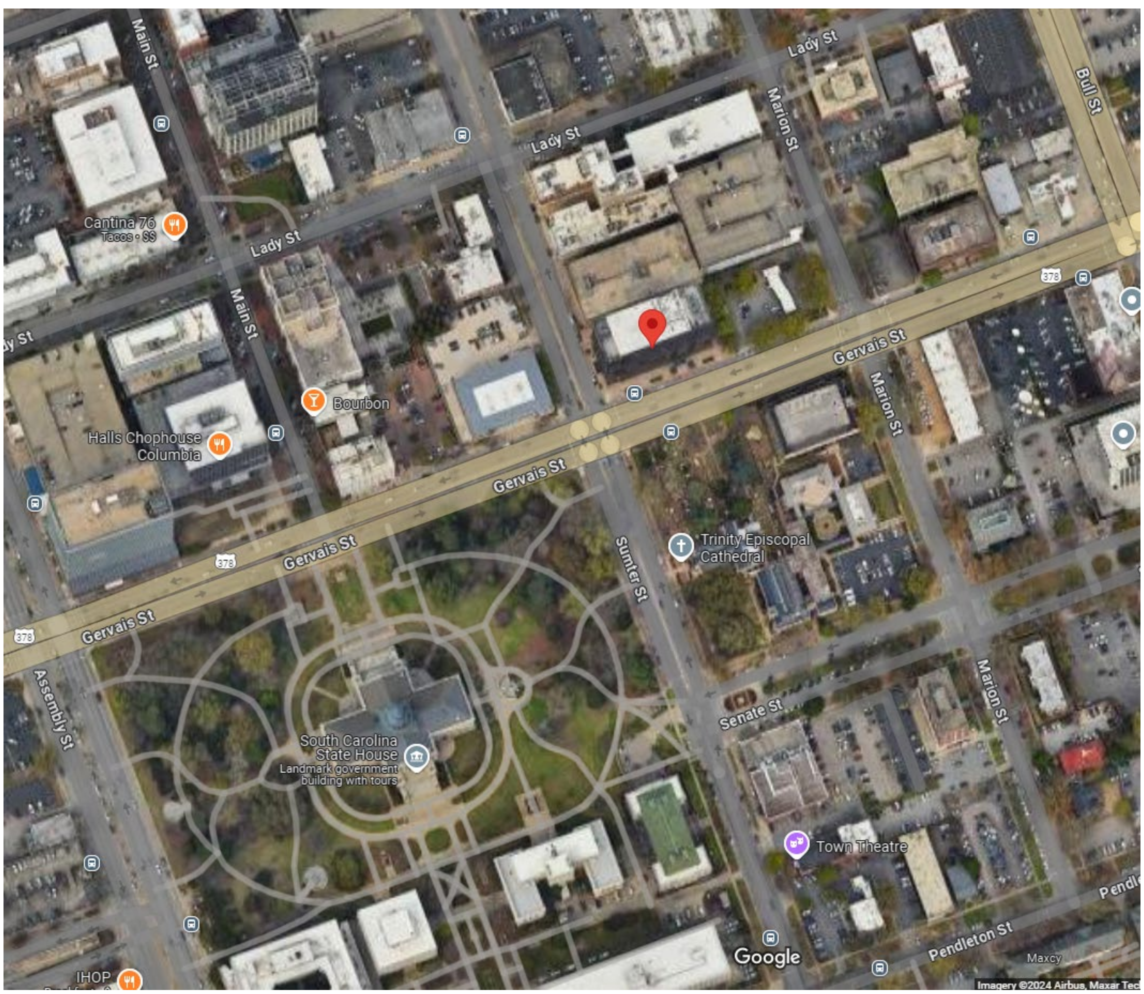
The total cumulative expense of the 7-year, 4-month lease, including lease payments, parking fees, and renovation costs, is $2,666,267.42.

Thank you for your consideration of this request and please let me know if you need any additional information.

Sincerely,

Connie D. Munn, MSW
Director, South Carolina Department on Aging


Tower at 1301 Gervais
1299 US-1
Columbia, South Carolina
Google Street View
Nov 2023
See more dates
Google


Main St
Lady St
Marion St
Bull St
Cantina 76
Tacos · $$
Gervais St
Bourbon
Halls Chophouse
Columbia
Sumter St
Trinity Episcopal
Cathedral
Assembly St
South Carolina
State House
Landmark government
building with tours
Senate St
Town Theatre
Pendleton St
IHOP
Google
Imagery ©2024 Airbus, Maxar Tec

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Juvenile Justice
Greenville County Juvenile Detention Facility

The South Carolina Department of Juvenile Justice requests review of its proposal to lease 21,931 square feet in the Greenville County Juvenile Detention Facility located at 20 McGee Street in Greenville from Greenville County.

The Department of Administration conducted a solicitation for suitable space in Greenville County and no other locations were identified. The facility will provide space to house male and female youth detained in the 13th Judicial Circuit and, space permitting and upon approval of the Landlord, for youth detained from the 7th and 10th Judicial Circuits.

The term of the proposed lease is 5 years beginning on the later of January 1, 2025, or the contract award date for staffing and operating the facility. The rental rate is $30.00 per square foot, and total rent over the term is projected at $3,289,650.

The agency will be responsible for all maintenance and operating expenses with the exception of taxes and insurance. No option to purchase the property is included in the lease.

Sufficient parking surrounds the facility.

The Department of Administration reports that lease payments will be funded through state appropriations, and the agency's submission represents that funding for payments will be sufficient throughout the lease term.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated August 23, 2024, of Ms. L. Eden Hendrick, Executive Director, South Carolina Department of Juvenile Justice.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

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1. **Submitted by:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature: Ashlie Lancaster
   Ashlie Lancaster, Director

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2. **Subject:** SC Department of Juvenile Justice Lease of the Greenville County Juvenile Detention Facility

3. **Summary Background Information:**

The SC Department of Juvenile Justice (DJJ) requests approval to lease twenty-one thousand nine hundred thirty one (21,931) square feet in the Greenville County Juvenile Detention Facility located at 20 McGee Street in Greenville from Greenville County (Landlord).

The Department of Administration conducted a solicitation for juvenile detention space in Greenville County to test the market and there were no other locations identified. The facility will provide much needed space for housing youth (male and female) detained by a law enforcement entity in the 13th Judicial Circuit and, if there is adequate space and upon approval of the Landlord, for youth detained from the 7th and 10th Judicial Circuits.

The requested lease term is five (5) years beginning January 1, 2025, or the date of award of a contract for the staffing/operation of the facility, whichever comes later.

Rent for each year of the term will be $30.00 per square foot, or $657,930 annually, for a total of $3,289,650 over the term. DJJ is responsible for all maintenance and operating expenses with the exception of taxes and insurance.

There is sufficient parking surrounding the facility. The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on August 27, 2024. Lease payments will be funded through state appropriations. No option to purchase the property is included in the lease.

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4. **What is the JBRC asked to do?** Approve the proposed five-year lease for DJJ of twenty-one thousand nine hundred thirty one (21,931) square feet in the Greenville County Juvenile Detention Facility from Greenville County.

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5. **What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed five-year lease for DJJ of twenty-one thousand nine hundred thirty one (21,931) square feet in the Greenville County Juvenile Detention Facility from Greenville County.

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6. **List of Supporting Documents:**
   (a) Letter from DJJ
   (b) Map and Street View of premises

L. Eden Hendrick
Executive Director

P.O. Box 21069
Columbia, SC 29221-1069
djj.sc.gov

Henry McMaster
Governor

August 23, 2024

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 20 McGee Street, Greenville, South Carolina 29601

Dear Ms. Lancaster:

The South Carolina Department of Juvenile Justice requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter a five (5) year lease with Greenville County Department of Public Safety for 21,931 rentable square feet of space at 20 McGee Street, Greenville, South Carolina 29601.

It is the mission of the SCDJJ to impact and transform young lives, strengthen families, and support safer communities through targeted prevention and rehabilitation. By statute, SCDJJ is responsible for providing juvenile detention services for youth who have been detained by law enforcement. SCDJJ only has one state-wide facility approved to detain youth. For several factors beyond the agency's control the population has significantly exceeded its capacity for the last few years. SCDJJ is in urgent need of additional space to house youth. The unused Greenville County Youth Detention Facility has been previously authorized by the South Carolina Department of Corrections to house up to 47 youth. The agency is currently not aware of any similarly suited location in the State. SCDJJ sent a team to evaluate the facility and found it to be fully functional for the needs of our youth and is ready for immediate occupancy. In addition, the recent closing of the Richland County Juvenile Detention Facility has only compounded this already bad situation.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and no proposals were received. SCDJJ has been in communication with Greenville County about leasing the empty and unused Juvenile Detention Center located at 20 McGee Street. This building was designed and renovated to specifically house juvenile detainees. The building is in pristine shape and ready to use. After careful consideration, 20 McGee Street, Greenville, South Carolina 29601 was selected because it is the only available space that is a Youth Detention Facility and available for lease to SCDJJ. The cumulative cost of the lease during the term is $3,289,650.

Thank you for your consideration of this request and please do not hesitate to contact me with any questions or concerns.

Sincerely,

Michele P. Mahon for L. Eden Hendrick

L. Eden Hendrick
Executive Director, South Carolina Department of Juvenile Justice

Inspiring Change, Transforming Lives

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Winthrop University
Student Housing at 610 and 620 Rose Street, Rock Hill

Winthrop University requests review of its proposal to lease 206 beds for student housing located at 620 and 610 Rose Street, Rock Hill, from W2C Eleven, LLC[1] and W2C Seven, LLC[2]. The University entered into a lease for 320 beds in June 2024, and has subsequently identified a need for 206 additional beds.

The Department of Administration conducted a solicitation following a determination that other state space was not available and received only one offer in response.

The term of the proposed lease is 3 years, with 3 optional 2-year extensions. Rent for the first year of the term is $1,816,508, or $4,295 per bed per semester for a 4-bed unit, and $4,913 per bed per semester for a 2-bed unit. The rate is identical to the existing lease and is comparable to the University's charges to students for similar 2- and 4-bed apartment-style units.

The rental rate will increase by 3% annually over the initial and extended terms. Total rent over the initial and extended terms is projected at $18,454,098.

Rent includes furniture and appliances, and operating and maintenance costs, subject to utility cost limits of $10 per bed per month for water and $30 per bed per month for electricity. Utility costs exceeding these amounts will be charged to the University, which will pass these charges along to the student.

The lease provides that parking spaces will be made available to students directly by the Landlord on a first-come, first-served basis, at a cost ranging from $75 to $900 per space per year. Charges for parking are subject to increases of 3% annually.

The Department of Administration reports that lease payments will be made from student housing funds; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar space available in the area range from $14,340 to $18,300 per bed per year.

The University continues to investigate the potential purchase for additional student housing.

COMMITTEE ACTION:

[1] A South Carolina limited liability company in good standing registered with the SC Secretary of State effective August 31, 2012. Corporation Service Company, West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.
[2] [2] A South Carolina limited liability company in good standing registered with the SC Secretary of State effective May 20, 2010. Corporation Service Company, West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated October 31, 2024, of Mr. James Grigg, Assistant Vice President for Facilities, Winthrop University.

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

1. **Submitted by:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature:

Ashlie Lancaster

Ashlie Lancaster, Director

2. **Subject:** Winthrop University Lease of 620 and 610 Rose Street in Rock Hill

3. **Summary Background Information:**

In June of 2024, Winthrop University (University) entered into a lease with W2C Eleven, LLC for 320 beds through May 15, 2033. The University has determined that they need additional beds and now request approval to lease two hundred and six (206) more beds in CampusWalk located at 620 and 610 Rose Street in Rock Hill from W2C Eleven, LLC and W2C Seven, LLC (together, "Landlord").

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space. Only one offer was received in response to the solicitation.

The requested lease term is three (3) years commencing August 1, 2025, with three possible extensions of two-years each.

The rent for the first year of the term will be $1,816,508.00 for an annual average cost per bed of $8,818.00 to the University. This equates to $4,295.00 per bed per semester per 4-bed unit and $4,913.00 per bed per semester per 2-bed unit, which is the same per bed rate as their existing lease for the referenced period of the term. The University currently plans to charge students this exact amount per unit type per semester, which is comparable to what the University currently charges students for similar 2 and 4-bed apartment style units. However, the University anticipates an increase in student housing charges in the near future.

The rental rate shall escalate by 3% annually over the initial and extended terms, if any. As such, the maximum total rent to be paid will be $18,454,097.55 for the Initial and all Extended Terms, if exercised, of this lease as shown in the chart below. The lease includes furniture and appliances and operating and maintenance costs subject to overage utility charges (those which exceed an average of $10 per bed per month for water and an average of $30 per bed per month for electricity) which will be billed at the end of each semester to the University. The University will charge students any overage utility charges.

INITIAL TERM				
	PERIOD: FROM – TO	**ANNUAL SCHOOL YEAR RENT**	**SEMESTER RENT**	**AVERAGE RENT PER BED PER SCHOOL YEAR**

YR 1	August 1 2025-May 15 2026	$1,816,508.00	$908,254.00	$8,818.00
YR 2	August 1-2026-May 15 2027	$1,871,003.24	$935,501.62	$9,082.54
YR 3	August 1-2027-May 15 2028	$1,927,133.34	$963,566.67	$9,355.02
		EXTENDED TERMS		
	PERIOD: FROM-TO	**ANNUAL SCHOOL YEAR RENT**	**SEMESTER RENT**	**AVERAGE RENT PER BED PER SCHOOL YEAR**
YR 4	August 1-2028- May 15 2029	$1,984,947.34	$992,473.67	$9,635.67
YR 5	August 1-2029- May 15 2030	$2,044,495.76	$1,022,247.88	$9,924.74
YR 6	August 1-2030- May 15 2031	$2,105,830.63	$1,052,915.32	$10,222.48
YR 7	August 1-2031- May 15 2032	$2,169,005.55	$1,084,502.77	$10,529.15
YR 8	August 1-2032- May 15 2033	$2,234,075.72	$1,117,037.86	$10,845.03
YR 9	August 1-2033- May 15 2034	$2,301,097.99	$1,150,548.99	$11,170.38

The following chart represents comparable lease rates of similar space in the Rock Hill area:

Tenant	**Location**	**Average Annual Rate per Bed***
Independent Renters	Elements at Rock Hill, 708 Glamorgan Way	$14,340.00
Independent Renters	Finley, 810 S York Ave	$15,600.00
Independent Renters	The Easley, 371 Technology Centre Way	$18,300.00

*Rates according to Apartments.com for 2-bedroom apartments in the area as of October 2024. Above rates may be subject to base rent and/or operating expense escalations.

The lease provides that Landlord will directly contract with students for parking spaces in the lots surrounding the premises for a cost between $75 and $900 per space per school year depending upon location and subject to 3% annual increases. The student parking will be available on a first come first serve basis. One additional reserved parking space will be provided to the University free of charge for the Initial and Extended Terms for University staff. Students shall also have full access to and use of bike parking in or adjacent to the premises.

The University has adequate funds for the lease according to a Budget Approval Form approved October 31, 2024. Lease payments will be funded through student housing funds. The lease was approved by the University's Board of Trustees.

There is no option to purchase in this Lease. Although there is an A1 approved at Phase 1 for the University to pursue a possible purchase of CampusWalk, the University has advised that due to the high expected purchase price, they are not currently seeking a purchase of this location. They are, however, evaluating the purchase of an alternate location for additional student housing.

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4. **What is the JBRC asked to do?** Approve the proposed three-year student housing lease with three extensions of two years each for Winthrop University for 206 beds at 620 and 610 Rose Street, Rock Hill, South Carolina from W2C Eleven, LLC.

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5. **What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed three-year student housing lease with three extensions of two years each for Winthrop University for 206 beds at 620 and 610 Rose Street, Rock Hill, South Carolina from W2C Eleven, LLC.

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6. **List of Supporting Documents:**
   (a) Letter from Agency
   (b) Map and Street View of premises

WINTHROP UNIVERSITY

Facilities Management

October 31, 2024

Ms. Ashlie Lancaster
Director
Division of Facilities Management and Property Services
SC Department of Administration 1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Ms. Lancaster,

Winthrop University has seen an increase in student demand for on-campus housing due to increased enrollment and housing scheduled to be offline for demolition.

In early 2024 through the lease solicitation process conducted by Real Property Services, the university received only one proposal for these space needs. That selected proposal is a full-service lease at CampusWalk Apartments at 610 & 630 Rose Street, Rock Hill. This location is a short walk to campus and they had 320 beds to meet our immediate space needs at that time.

In the summer of 2024, we noticed a continuing demand for on campus student housing due our growing enrollment and the increasing cost for off campus housing. Winthrop subsequently asked Real Property Services to conduct a 2nd lease solicitation for about 200 beds for Fall 2025. There was only one respondent to that 2nd request CampusWalk Apartments at 610 & 630 Rose Street, Rock Hill with 206 beds. The term of the proposed second lease would commence August 1, 2025 and end July 31, 2028 and includes three 2-year renewal options. The first year would cost $1,816,508 with rent increasing 3% annually. The total lease cost is $18,454,097.55 over nine years.

We respectfully request your assistance in obtaining JBRC and SFAA approval of this lease.

Feel free to contact me if you have questions, and please advise if you need further information.

Sincerely,

James Grigg, PE
AVP for Facilities

349 Columbia Avenue
Rock Hill, SC 29733
803/323-2261

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Clemson University
Athletic Facilities Revenue Refunding Bonds

Article 9 of Title 59, Chapter 119 of the South Carolina Code provides for the issuance by Clemson University of Athletic Facilities Revenue Bonds to among other things acquire, construct, and equip existing and new athletic facilities, and to refund outstanding bonds, subject to the approval of the State Fiscal Accountability Authority or the Department of Administration, as appropriate, following review of the Joint Bond Review Committee.[1]

Responsive to this statutory requirement, Clemson University requests review of its proposal to issue not exceeding $81,000,000 of Athletic Facilities Revenue Refunding Bonds to achieve approximately $2.59 million in debt service savings on a net present value basis on certain of its presently outstanding athletic facilities revenue bonds.

The refunding bonds will be payable from and secured by a pledge of the Net Revenues of the Athletic Department, and the gross receipts from imposition of an Admissions Fee. Athletic Facilities Revenue Bonds, including the refunding bonds, are further secured by, but the University does not currently impose, any Special Student Fee. The University recently imposed an event fee for use of athletic venues other than for varsity sports as well as a student fee to be used solely for athletic operations expenses directly associated with student-athlete services and student experience. The full faith and credit of the State will not be pledged to the payment of the proposed bonds; nor will any mortgage or lien be given on any real property of the institution or the state.

Pledged Revenues for the fiscal year ended June 30, 2024, totaled $26,254,000. Maximum annual debt service on existing and proposed bonds is not expected to exceed $16,065,000, with debt service coverage ranging from 1.63 to 4.72 times annual debt service throughout the term of the University's existing and proposed debt.

Section 59-119-940 limits the principal amount of Athletic Facilities Revenue Bonds of the University that may be outstanding at any one time to $500 million. The Refunding contemplates a net increase of $1,990,000 in outstanding principal amount of bonds which, together with the $262,270,000 in total aggregate principal amount of all outstanding, authorized but unissued, and currently proposed Athletic Facilities Revenue Bonds, will not exceed the statutory limit.

No student tuition or fee increase will be required as a direct consequence of the Refunding. Moreover, Clemson does not impose a student fee to pay debt service on athletic facilities revenue bonds but does collect an admissions fee on certain tickets to athletic events.

[1] SC Code Sections 59-119-930 and -940.

The proposed refunding bonds will neither defer principal nor extend the maturity of the refunded bonds.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to issue not exceeding $81,000,000 Athletic Facilities Revenue Refunding Bonds.

ATTACHMENTS:

1. Letter dated November 4, 2024, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
2. Bond Information Report and Exhibits.

AVAILABLE:

1. Constitutional and Statutory References: Article X, §13(9) of the South Carolina Constitution; Article 9, Chapter 119 of Title 59 of the South Carolina Code of Laws (Athletic Facilities Revenue Bonds).
2. Board of Trustees resolution requesting issuance of the bonds pursuant to Article 9, Chapter 119 of Title 59 of the South Carolina Code of Laws.
3. Form of State Fiscal Accountability Authority resolution authorizing issuance of the bonds.

POPE FLYNN
GROUP

Pope Flynn, LLC
1411 Gervais Street, Suite 300
Post Office Box 11509 (29211)
Columbia, SC 29201

MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

November 4, 2024

Mr. Delbert H. Singleton, Jr.
Assistant Executive Director and Authority Secretary
South Carolina State Fiscal Accountability Authority
1200 Senate Street, Suite 600
Columbia, South Carolina 29201

Re: Not Exceeding $81,000,000 Clemson University, South Carolina Athletic Facilities Revenue Refunding Bonds

Dear Delbert:

On behalf of Clemson University, in connection with the authorization of the above referenced bonds (the "Bonds"), and in anticipation of the South Carolina State Fiscal Accountability Authority (the "Authority") meeting scheduled for December 10, 2024, we respectfully enclose the following for consideration by the Authority:

1. A bond resolution dated April 16, 1999, of the Board of Trustees of Clemson University (the "University") providing for the issuance of Athletic Facilities Revenue Bonds of Clemson University, and a series resolution adopted by the Board of Trustees of the University on October 18, 2024, authorizing the issuance of the Bonds;

2. A certificate regarding outstanding Athletic Facilities Revenue Bonds;

3. A proposed form of opinion of Bond Counsel;

4. An executed opinion of Pope Flynn, LLC relating to the sufficiency of the proceedings and information submitted to the Authority in connection with its consideration of the approval of the Bonds;

5. A proposed form of resolution of the Authority (an electronic copy is being provided contemporaneously with this letter); and

6. An executed Bond Transmittal form.

The University will provide the Office of State Treasurer with copies of the Bond Counsel Selection Form and the New Debt Information Form (NDIF) – Initial Form contemporaneously with this submission. Please let us know should you require anything further or if you have any questions regarding the enclosed.

Best regards,

Gary T. Pope, Jr.

c: Rick Petillo, Vice President and Chief Financial Officer, Clemson University
Jackie D. Hipes, Director, Debt Management Division, Office of State Treasurer

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of
Not Exceeding $81,000,000 of Clemson University, South Carolina
Athletic Facilities Revenue Refunding Bonds

December 2024 Joint Bond Review Committee Meeting

Amount and Type of Bond. Clemson University (the "University" or "Clemson") is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding $81,000,000 of Clemson University, South Carolina Athletic Facilities Revenue Refunding Bonds (the "Bonds") under Title 59, Chapter 119, Article 9 of the South Carolina Code 1976, as amended (the "Act"), the proceeds of which may be applied for the purposes of: (1) defraying a portion of the costs (i) to refund all or a portion of the May 1, 2026 through May 1, 2045 maturities of the $30,695,000 original principal amount Clemson University, South Carolina Athletic Facilities Revenue Bonds, Series 2014A (the "Series 2014A Bonds") and (ii) to refund all or a portion of the May 1, 2026 through May 1, 2045 maturities of the $60,695,000 original principal amount Clemson University, South Carolina Athletic Facilities Revenue Bonds, Series 2015 (the "Series 2015 Bonds") (the refunding of the Series 2014A Bonds and the Series 2015 Bonds are referred to herein as the "Refunding"); and (2) paying certain costs of issuance of the Bonds, including any credit enhancement thereof. The Act limits the principal amount of Athletic Facilities Revenue Bonds of the University that may be outstanding at any one time to $500 million. The total aggregate principal amount of all outstanding, authorized but unissued, and currently proposed Athletic Facilities Revenue Bonds of the University,[1] not including the refunding bonds, is not more than $262,270,000. The Refunding contemplates redeeming $79,010,000 principal amount of bonds with not exceeding $81,000,000 in principal amount of bonds; the potential net increase in outstanding principal amount of $1,990,000 is within the $237,730,000 remaining statutory limit.

Revenues Pledged to Pay the Bonds. The University's Athletic Facilities Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues of the Athletic Department and the gross receipts from the imposition of any Admissions Fee and any Special Student Fee ("Pledged Revenues") as contemplated by the Act. The University imposes an Admissions Fee but does not impose any Special Student Fee (as each term is defined in the Act). Such Pledged Revenues for the fiscal year ended June 30, 2024, totaled $26,254,000. The estimated debt service requirements on all existing, authorized, and proposed Athletic Facilities Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of $16,065,000 in the fiscal year ending June 30, 2035, and debt service coverage ranging from 1.63 to 4.72 times annual debt service.

Savings. The Refunding is being undertaken in order to generate debt service savings, and does not defer principal or extend the maturity of the underlying bonds. Under prevailing market conditions, potential savings total approximately $2.59 million on a net present value basis ($3.35 million in gross savings), representing 3.27% of the principal amount of the refunded bonds.

Prepared November 4, 2024

[1] Not exceeding $40,500,000 in principal amount of Athletic Facilities Revenue Bonds are proposed for review at this December 3, 2024 JBRC meeting and for approval at the December 10, 2024 SFAA meeting.

Exhibit A

Athletics Facilities Revenue Bonds - Debt Service

Fiscal Year	Existing Debt Service	Debt Service On Authorized but Unissued Bonds	Debt Service on Other Proposed Bonds at this JBRC Meeting	Savings from Refunding	Total Composite Debt Service
6/30/2025	$ 13,048,226	$ 1,067,582	$ -	$ (699,959)	$ 13,415,848
6/30/2026	10,623,326	3,120,163	2,451,158	(128,794)	16,065,853
6/30/2027	10,619,411	3,113,249	2,451,420	(134,994)	16,049,086
6/30/2028	10,621,511	3,116,030	2,450,370	(131,094)	16,056,817
6/30/2029	10,619,599	3,113,217	2,448,008	(130,594)	16,050,231
6/30/2030	10,626,069	3,114,462	2,449,334	(133,344)	16,056,522
6/30/2031	10,615,919	3,114,608	2,449,130	(136,644)	16,043,013
6/30/2032	10,620,444	3,118,541	2,447,394	(133,769)	16,052,611
6/30/2033	10,620,694	3,116,095	2,449,129	(135,619)	16,050,299
6/30/2034	10,621,619	3,117,543	2,449,114	(129,856)	16,058,419
6/30/2035	10,626,669	3,117,349	2,447,349	(130,194)	16,061,173
6/30/2036	10,621,706	3,118,630	2,448,836	(131,394)	16,057,778
6/30/2037	10,617,681	3,115,882	2,448,354	(135,244)	16,046,674
6/30/2038	10,617,413	3,115,217	2,450,905	(129,938)	16,053,597
6/30/2039	10,622,325	3,116,447	2,451,268	(135,838)	16,054,203
6/30/2040	10,622,763	3,114,159	2,449,446	(134,600)	16,051,768
6/30/2041	10,625,000	3,113,523	2,450,436	(131,663)	16,057,297
6/30/2042	10,611,550	3,113,527	2,449,022	(132,500)	16,041,599
6/30/2043	10,616,375	3,114,115	2,450,202	(132,300)	16,048,392
6/30/2044	10,615,263	3,115,546	2,448,758	(135,850)	16,043,717
6/30/2045	10,623,013	3,112,705	2,449,690	(133,200)	16,052,208
6/30/2046	4,818,150	3,115,481	2,447,780	-	10,381,410
6/30/2047	3,848,163	3,115,014	2,448,027	-	9,411,204
6/30/2048	3,177,825	3,115,436	2,450,212	-	8,743,473
6/30/2049	3,176,875	3,116,517	2,449,118	-	8,742,510
6/30/2050	3,178,125	3,118,029	2,449,744	-	8,745,898
6/30/2051	3,177,500	3,114,744	2,446,871	-	8,739,115
6/30/2052	-	3,118,320	2,450,500	-	5,568,820
6/30/2053	-	3,116,251	2,450,193	-	5,566,444
6/30/2054	-	3,113,538	2,450,950	-	5,564,487
6/30/2055	-	3,114,944	2,447,552	-	5,562,496
Totals	$ 246,833,214	$ 94,536,865	$ 73,480,269	$ (3,357,385)	$ 411,492,964

Note: Gross savings of $3.35 million translate to 2.59 million of net present value savings.

Exhibit B

	Athletic Facilities Revenue Bonds - Coverage					
Fiscal Year	Composite Debt Service	FY24 Revenues Pledged to Debt Service	Coverage Ratio Based on FY24 Pledged Revenues	Pro Forma Pledged Revenues	Total Pro Forma Pledged Revenues	Pro Forma Coverage Ratio
6/30/2025	$ 13,415,848	$ 26,254,000	1.96	-	$ 26,254,000	1.96
6/30/2026	16,065,853	26,254,000	1.63	-	26,254,000	1.63
6/30/2027	16,049,086	26,254,000	1.64	-	26,254,000	1.64
6/30/2028	16,056,817	26,254,000	1.64	-	26,254,000	1.64
6/30/2029	16,050,231	26,254,000	1.64	-	26,254,000	1.64
6/30/2030	16,056,522	26,254,000	1.64	-	26,254,000	1.64
6/30/2031	16,043,013	26,254,000	1.64	-	26,254,000	1.64
6/30/2032	16,052,611	26,254,000	1.64	-	26,254,000	1.64
6/30/2033	16,050,299	26,254,000	1.64	-	26,254,000	1.64
6/30/2034	16,058,419	26,254,000	1.63	-	26,254,000	1.63
6/30/2035	16,061,173	26,254,000	1.63	-	26,254,000	1.63
6/30/2036	16,057,778	26,254,000	1.63	-	26,254,000	1.63
6/30/2037	16,046,674	26,254,000	1.64	-	26,254,000	1.64
6/30/2038	16,053,597	26,254,000	1.64	-	26,254,000	1.64
6/30/2039	16,054,203	26,254,000	1.64	-	26,254,000	1.64
6/30/2040	16,051,768	26,254,000	1.64	-	26,254,000	1.64
6/30/2041	16,057,297	26,254,000	1.64	-	26,254,000	1.64
6/30/2042	16,041,599	26,254,000	1.64	-	26,254,000	1.64
6/30/2043	16,048,392	26,254,000	1.64	-	26,254,000	1.64
6/30/2044	16,043,717	26,254,000	1.64	-	26,254,000	1.64
6/30/2045	16,052,208	26,254,000	1.64	-	26,254,000	1.64
6/30/2046	10,381,410	26,254,000	2.53	-	26,254,000	2.53
6/30/2047	9,411,204	26,254,000	2.79	-	26,254,000	2.79
6/30/2048	8,743,473	26,254,000	3.00	-	26,254,000	3.00
6/30/2049	8,742,510	26,254,000	3.00	-	26,254,000	3.00
6/30/2050	8,745,898	26,254,000	3.00	-	26,254,000	3.00
6/30/2051	8,739,115	26,254,000	3.00	-	26,254,000	3.00
6/30/2052	5,568,820	26,254,000	4.71	-	26,254,000	4.71
6/30/2053	5,566,444	26,254,000	4.72	-	26,254,000	4.72
6/30/2054	5,564,487	26,254,000	4.72	-	26,254,000	4.72
6/30/2055	5,562,496	26,254,000	4.72	-	26,254,000	4.72

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Clemson University, Littlejohn Coliseum and Swann Pavilion Renovation.

Clemson University requests Phase II review to renovate Littlejohn Coliseum and the Swann Pavilion. The project will be funded with proceeds from the issuance of athletic facilities revenue bonds.

Permanent Improvement Project. The project was established in October 2023 with a Phase I budget of $600,000, funded with athletic gifts and donations. This request will change the source of funds and increase the project budget to $40,000,000, funded by proceeds from the issuance of athletic facilities revenue bonds.

The project will renovate existing basketball and shared spaces, and construct a new basketball practice facility. Improvements will support both the Women's and Men's Basketball teams, the University's Gymnastics program, and other University events.

Execution of the construction contract is expected in Spring 2025, with completion of construction in September 2026.

Athletic Facilities Revenue Bonds. Clemson proposes funding the permanent improvements with not exceeding $40,500,000 of Athletic Facilities Revenue Bonds, including expenses associated with issuance of the bonds.

Athletic Facilities Revenue Bonds are payable from and secured by a pledge of the Net Revenues of the Athletic Department, and the gross receipts from the imposition of an Admissions Fee. Athletic Facilities Revenue Bonds are further secured by, but the University does not currently impose, any Special Student Fee. The full faith and credit of the State will not be pledged to the payment of the proposed bonds; nor will any mortgage or lien be given on any real property of the institution or the state.

Pledged Revenues for the fiscal year ended June 30, 2024, totaled $26,254,000. Maximum annual debt service on existing and proposed bonds is not expected to exceed $16,194,647, with debt service coverage ranging from 1.62 to 4.72 times annual debt service throughout the term of the University's existing and proposed debt.

Section 59-119-940 of the Code of Laws limits the amount of the University's athletic revenue bonds that may be outstanding at any time to $500,000,000. Athletic revenue bonds outstanding following issuance of previously authorized bonds and the proposed bonds will not exceed $262,270,000.

Clemson does not impose a special student fee to pay debt service on athletic facilities revenue bonds but does collect an admissions fee on certain tickets to athletic events. The University recently imposed an event fee for use of athletic venues other than for varsity sports as well as a student fee to be used solely for athletic operations expenses directly associated with student-athlete services and student experience.

The University submission indicates that it prudently and rigorously manages its athletic operations and debt to ensure that revenues pledged to athletics remain well in excess of debt service obligations. In the event that revenues were insufficient to pay debt service, the University's Athletic Department could request additional support from IPTAY.

The term of the proposed bonds will be 30 years.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish full design and construction for the permanent improvement project, to be funded with proceeds from the issuance of not exceeding $40,500,000 Athletic Facilities Revenue Bonds.
2. Review and make recommendation regarding the University's request to issue not exceeding $40,500,000 Athletic Facilities Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated November 4, 2024, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Constitutional and Statutory References: Article X, §13(9) of the South Carolina Constitution; Article 9, Chapter 119 of Title 59 of the South Carolina Code of Laws (Athletic Facilities Revenue Bonds).
2. Board of Trustees resolution requesting issuance of the bonds pursuant to Article 9, Chapter 119 of Title 59 of the South Carolina Code of Laws.
3. Form of State Fiscal Accountability Authority resolution authorizing issuance of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

1. Submitted By:

(a) Agency: Department of Administration

(b) Authorized Official Signature: Kevin Etheridge

Kevin Etheridge, Executive Budget Office

2. Subject:

Clemson University – Littlejohn Coliseum and Swann Pavilion Renovation

3. Summary Background Information:

Project: Clemson University
H12.9970: Littlejohn Coliseum and Swann Pavilion Renovation

Request: Change Source of Funds and establish Phase II Full Construction Budget to make improvements to Littlejohn Coliseum and Swann Pavilion.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 9 in FY25 (estimated at $40,000,000)
Phase I Approval: October 2023 (estimated at $40,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Athletic Revenue Bonds				40,000,000	40,000,000
Other, Athletic Gifts & Donations	600,000		600,000	(600,000)	
All Sources	600,000		600,000	39,400,000	40,000,000

Summary of Work: The project includes an interior refresh of 34,600 square feet of existing basketball program spaces, interior reconstruction of 17,000 square feet of shared service spaces, and construction of a new 29,600 square feet basketball practice facility. Anticipated facility improvements include an interior refresh of updated finishes and technology in the Women's Basketball team spaces, practice gym, offices and recruiting room. Additionally, the strength and conditioning, nutrition, and sports medicine spaces will be expanded and modernized. Lastly, the new construction will provide spaces for the Men's Basketball team, offices, and a practice facility. Modified site circulation on the exterior, along with a new expanded basketball patio and plaza at the corner of the facility will also be included. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Per the university, with the addition of Gymnastics, as well as the use of Littlejohn Coliseum for other university events, an additional practice facility space is needed. Additionally, the size of the existing shared service spaces is lacking capacity to serve all student-athletes in the facility.

Facility Characteristics: Littlejohn Coliseum is 83,772 square feet and was constructed in 1968 (56 years old.). Swann Pavilion is 67,846 square feet and was constructed in 2016 (8 years old). Littlejohn Coliseum serves as the primary home for Clemson Men's and Women's basketball. It will also serve as the competition venue for Women's Gymnastics beginning in 2024. Littlejohn Coliseum features a main competition floor and Swann Pavilion includes a practice floor with a permanent wood court. The new 32,481 basketball practice facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of $2,162,392.45 over 30-years. The renovation and expansion will be used by approximately 50 students and 40 staff and will attract over 100,000 visitors each year.

Financial Impact: The project will be funded from Athletic Revenue Bonds ($40 million to be issued). The project is expected to result in an increase of $227,400 (year 1), $234,200 (year 2), and $241,200 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $1,005 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. $865 of the $1,005 is currently pledged for debt service. The balance of the fee, $140 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: $40,000,000 funded by Athletic Revenue Bonds. Contract execution is expected in Spring 2025 and completion of construction in September 2026.

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4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Change Source of Funds and Establish Phase II request.

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5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

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6. List of Supporting Documents:

1. Permanent Improvement Project Littlejohn Coliseum and Swann Pavilion Renovation
2. Clemson University Bond Information Report

POPE FLYNN
GROUP

Pope Flynn, LLC
1411 Gervais Street, Suite 300
Post Office Box 11509 (29211)
Columbia, SC 29201

MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

November 4, 2024

Mr. Delbert H. Singleton, Jr.
Assistant Executive Director and Authority Secretary
South Carolina State Fiscal Accountability Authority
1200 Senate Street, Suite 600
Columbia, South Carolina 29201

Re: Not Exceeding $40,500,000 Clemson University, South Carolina Athletic Facilities Revenue Bonds

Dear Delbert:

On behalf of Clemson University, in connection with the authorization of the above-referenced bonds (the "Bonds"), and in anticipation of the South Carolina State Fiscal Accountability Authority (the "Authority") meeting scheduled for December 10, 2024, we respectfully enclose the following for consideration by the Authority:

1. A bond resolution dated April 16, 1999, of the Board of Trustees of Clemson University (the "University") providing for the issuance of Athletic Facilities Revenue Bonds of Clemson University, and a series resolution adopted by the Board of Trustees of the University on October 18, 2024, authorizing the issuance of the Bonds;

2. A certificate regarding outstanding Athletic Facilities Revenue Bonds;

3. A proposed form of opinion of Bond Counsel;

4. An executed opinion of Pope Flynn, LLC relating to the sufficiency of the proceedings and information submitted to the Authority in connection with its consideration of the approval of the Bonds;

5. A proposed form of resolution of the Authority (an electronic copy is being provided contemporaneously with this letter); and

6. An executed Bond Transmittal Form.

The University will provide the Office of State Treasurer with copies of the Bond Counsel Selection Form and the New Debt Information Form (NDIF) – Initial Form contemporaneously with this submission. Please let us know should you require anything further or if you have any questions regarding the enclosed.

Best regards,

Gary T. Pope, Jr.

c: Rick Petillo, Vice President and Chief Financial Officer, Clemson University
Robert Macdonald, Director, Debt Management Division, Office of State Treasurer

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of
Not Exceeding $40,500,000 of Clemson University, South Carolina
Athletic Facilities Revenue Bonds

December 2024 Joint Bond Review Committee Meeting

Amount and Type of Bond. Clemson University (the "University" or "Clemson") is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding $40,500,000 of Clemson University, South Carolina Athletic Facilities Revenue Bonds (the "Bonds") under Title 59, Chapter 119, Article 9 of the South Carolina Code 1976, as amended (the "Act"), the proceeds of which may be applied for the purposes of: (1) defraying a portion of the costs to renovate, expand, improve and equip Athletic Facilities on the campus of the University, including Littlejohn Coliseum and Swann Pavilion (the "Project"); and (2) paying certain costs of issuance of the Bonds, including any credit enhancement thereof. The Act limits the principal amount of Athletic Facilities Revenue Bonds of the University that may be outstanding at any one time to $500 million. The total aggregate principal amount of all outstanding, authorized but unissued, and currently proposed Athletic Facilities Revenue Bonds of the University, not including any refunding bonds, is not more than $262,270,000.

Revenues Pledged to Pay the Bonds. The University's Athletic Facilities Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues of the Athletic Department and the gross receipts from the imposition of any Admissions Fee and any Special Student Fee ("Pledged Revenues") as contemplated by the Act. The University imposes an Admissions Fee but does not impose any Special Student Fee (as each term is defined in the Act). Such Pledged Revenues for the fiscal year ended June 30, 2024, totaled $26,254,000. The estimated debt service requirements on all existing, authorized, and proposed Athletic Facilities Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of $16,194,647 in the fiscal year ending June 30, 2026, and debt service coverage ranging from 1.62 to 4.72 times annual debt service.

New Revenue Generation. The primary purpose of this project is to accommodate growing basketball program needs and integrate areas for the recently added gymnastics program, rather than additional revenue generation. The University does anticipate fundraising opportunities in connection with the facility and associated programs, however it is not relying on any new revenues in connection with the Project.

Other Funds Available to Pay Bonds. The University prudently and rigorously manages both its athletic debt portfolio and operations to ensure that athletic Pledged Revenues appropriately in excess of debt service obligations. Over the past five years these Pledged Revenues have yielded debt service coverage sufficient to meet operational requirements while allowing significant investment to bolster and enhance the University's athletic offerings. In the improbable event that athletic Pledged Revenues were insufficient to pay debt service, the University's Athletic Department could request additional support from IPTAY.

Admissions Fee and Special Student Fees. Credit of the State. Mortgage. Currently an Admissions Fee is charged on certain tickets to athletic events and is pledged to the payment of Athletic Facilities Revenue Bonds. The University does not currently impose a Special Student Fee (as defined in the Act). The University recently imposed an event fee for use of athletic venues other than for varsity sports as well as a student fee to be used solely for athletic operations expenses directly associated with student-athlete services and student experience, and, like other revenues received by the Athletic Department, would comprise a portion of the Pledge Revenues. Neither the full faith and credit of Clemson University nor the State of South Carolina has been pledged to the payment of Athletic Facilities Revenue Bonds. Further, no mortgage or lien has been or will be given on any real property of Clemson University.

Prepared November 4, 2024

Exhibit A

Fiscal Year	Existing Debt Service	Debt Service On Authorized but Unissued Bonds	Debt Service on Proposed Bond Issue: Principal	Debt Service on Proposed Bond Issue: Interest	Total Composite Debt Service
	Athletics Facilities Revenue Bonds - Debt Service				
6/30/2025	$ 13,048,226	$ 1,067,582	$ -	$ -	$ 14,115,808
6/30/2026	10,623,326	3,120,163	680,000	1,771,158	16,194,647
6/30/2027	10,619,411	3,113,249	710,000	1,741,420	16,184,080
6/30/2028	10,621,511	3,116,030	740,000	1,710,370	16,187,911
6/30/2029	10,619,599	3,113,217	770,000	1,678,008	16,180,824
6/30/2030	10,626,069	3,114,462	805,000	1,644,334	16,189,865
6/30/2031	10,615,919	3,114,608	840,000	1,609,130	16,179,657
6/30/2032	10,620,444	3,118,541	875,000	1,572,394	16,186,379
6/30/2033	10,620,694	3,116,095	915,000	1,534,129	16,185,918
6/30/2034	10,621,619	3,117,543	955,000	1,494,114	16,188,276
6/30/2035	10,626,669	3,117,349	995,000	1,452,349	16,191,367
6/30/2036	10,621,706	3,118,630	1,040,000	1,408,836	16,189,172
6/30/2037	10,617,681	3,115,882	1,085,000	1,363,354	16,181,918
6/30/2038	10,617,413	3,115,217	1,135,000	1,315,905	16,183,534
6/30/2039	10,622,325	3,116,447	1,185,000	1,266,268	16,190,041
6/30/2040	10,622,763	3,114,159	1,235,000	1,214,446	16,186,368
6/30/2041	10,625,000	3,113,523	1,290,000	1,160,436	16,188,959
6/30/2042	10,611,550	3,113,527	1,345,000	1,104,022	16,174,099
6/30/2043	10,616,375	3,114,115	1,405,000	1,045,202	16,180,692
6/30/2044	10,615,263	3,115,546	1,465,000	983,758	16,179,567
6/30/2045	10,623,013	3,112,705	1,530,000	919,690	16,185,408
6/30/2046	4,818,150	3,115,481	1,595,000	852,780	10,381,410
6/30/2047	3,848,163	3,115,014	1,665,000	783,027	9,411,204
6/30/2048	3,177,825	3,115,436	1,740,000	710,212	8,743,473
6/30/2049	3,176,875	3,116,517	1,815,000	634,118	8,742,510
6/30/2050	3,178,125	3,118,029	1,895,000	554,744	8,745,898
6/30/2051	3,177,500	3,114,744	1,975,000	471,871	8,739,115
6/30/2052	-	3,118,320	2,065,000	385,500	5,568,820
6/30/2053	-	3,116,251	2,155,000	295,193	5,566,444
6/30/2054	-	3,113,538	2,250,000	200,950	5,564,487
6/30/2055	-	3,114,944	2,345,000	102,552	5,562,496
Totals	$ 246,833,214	$ 94,536,865	$ 40,500,000	$ 32,980,269	$ 414,850,348

Exhibit B

Athletic Facilities Revenue Bonds - Coverage

Fiscal Year	Composite Debt Service	FY24 Revenues Pledged to Debt Service	Coverage Ratio Based on FY24 Pledged Revenues	Pro Forma Pledged Revenues	Total Pro Forma Pledged Revenues	Pro Forma Coverage Ratio
6/30/2025	$ 14,115,808	$ 26,254,000	1.86	-	$ 26,254,000	1.86
6/30/2026	16,194,647	26,254,000	1.62	-	26,254,000	1.62
6/30/2027	16,184,080	26,254,000	1.62	-	26,254,000	1.62
6/30/2028	16,187,911	26,254,000	1.62	-	26,254,000	1.62
6/30/2029	16,180,824	26,254,000	1.62	-	26,254,000	1.62
6/30/2030	16,189,865	26,254,000	1.62	-	26,254,000	1.62
6/30/2031	16,179,657	26,254,000	1.62	-	26,254,000	1.62
6/30/2032	16,186,379	26,254,000	1.62	-	26,254,000	1.62
6/30/2033	16,185,918	26,254,000	1.62	-	26,254,000	1.62
6/30/2034	16,188,276	26,254,000	1.62	-	26,254,000	1.62
6/30/2035	16,191,367	26,254,000	1.62	-	26,254,000	1.62
6/30/2036	16,189,172	26,254,000	1.62	-	26,254,000	1.62
6/30/2037	16,181,918	26,254,000	1.62	-	26,254,000	1.62
6/30/2038	16,183,534	26,254,000	1.62	-	26,254,000	1.62
6/30/2039	16,190,041	26,254,000	1.62	-	26,254,000	1.62
6/30/2040	16,186,368	26,254,000	1.62	-	26,254,000	1.62
6/30/2041	16,188,959	26,254,000	1.62	-	26,254,000	1.62
6/30/2042	16,174,099	26,254,000	1.62	-	26,254,000	1.62
6/30/2043	16,180,692	26,254,000	1.62	-	26,254,000	1.62
6/30/2044	16,179,567	26,254,000	1.62	-	26,254,000	1.62
6/30/2045	16,185,408	26,254,000	1.62	-	26,254,000	1.62
6/30/2046	10,381,410	26,254,000	2.53	-	26,254,000	2.53
6/30/2047	9,411,204	26,254,000	2.79	-	26,254,000	2.79
6/30/2048	8,743,473	26,254,000	3.00	-	26,254,000	3.00
6/30/2049	8,742,510	26,254,000	3.00	-	26,254,000	3.00
6/30/2050	8,745,898	26,254,000	3.00	-	26,254,000	3.00
6/30/2051	8,739,115	26,254,000	3.00	-	26,254,000	3.00
6/30/2052	5,568,820	26,254,000	4.71	-	26,254,000	4.71
6/30/2053	5,566,444	26,254,000	4.72	-	26,254,000	4.72
6/30/2054	5,564,487	26,254,000	4.72	-	26,254,000	4.72
6/30/2055	5,562,496	26,254,000	4.72	-	26,254,000	4.72

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
College of Charleston
Real Property Acquisitions at 99 St. Philip Street and 106 Coming Street

The College of Charleston requests Phase II review to establish full design and construction acquire 2 contiguous properties consisting of 1.09 acres at 99 St. Philip Street, on which is situated a 250-bed apartment building, a courtyard, and a parking lot, all of which are currently leased by the College; and 0.9 acres located at 106 Coming Street, on which is situated a parking lot leased by the College and a vacant, non-historic building that will be demolished. The project will be funded with Capital Reserve Maintenance, Renovation, Replacement and Expansion funds, and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in June 2024 with a Phase I budget of $20,000 funded by Capital Reserve Maintenance, Renovation, Replacement and Expansion funds. This request will increase the project budget to $75,020,000, funded by $20,000 in Capital Reserve Maintenance, Renovation, Replacement and Expansion funds, and proceeds from the issuance of not exceeding $78,000,000 Higher Education Revenue Bonds.

The College has identified immediate housing needs to support enrollment growth, and expects to redevelop the site by constructing additions to the existing apartment building, and by constructing additional student housing on the parking lots. Costs of redevelopment are estimated at $125 million and will be proposed for consideration in a future permanent improvement project.

The College expects to complete the acquisition as soon as practicable following review by the Committee, approval by the State Fiscal Accountability Authority, and issuance of the Higher Education Revenue Bonds.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding $78,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues and Additional Funds (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project.

The term of the proposed bonds is anticipated to be 30 years. Exhibits included in the supporting documentation reflect the debt service requirements for all of the University's existing and proposed Revenue Bonds, together with all of the University's existing Academic and Administrative Facilities Revenue Bonds, with maximum composite debt service projected at

$22,199,113, including debt service on a future issuance of bonds to fund the costs of the redevelopment project described above. Based on current collections, revenue coverage of debt service following issuance of the proposed and future bonds is projected to range from 1.33 to 5.73 times debt service throughout the term of the University's existing and proposed debt.

Exhibits included with the submission reflect integration of $6.8 million of capitalized interest in the debt service schedule, which is the principal contributor to the difference in project cost of $75 million and debt authorization of $78 million. Capitalized interest is paid with borrowed funds during the construction period; in this case prior to collection of revenues that will begin whenever the project is complete and entered into operation. The College has requested sufficient authorization to fund all or a portion of capitalized interest from bond proceeds in the event this flexibility would promote economic efficiency for the financing component of the project.

Supporting documentation indicates that bonds are secured by Net Revenues, which is comprised of all receipts, income, revenues, fees, and other charges levied and collected in connection with the Higher Education Facilities, and $622 of the $906 per semester full-time student capital improvement fee imposed on a per student per semester basis. The College has certain, limited other funds available used as reserves, campus improvements, and other purposes; however, it does not anticipate using these funds for repayment of the bonds.

The full faith and credit of neither the University nor the state will be pledged to the payment of the proposed bonds. Furthermore, no mortgage or lien will be given on any real property of the University.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II full design and construction for the permanent improvement project, to be funded with $20,000 in capital reserve funds, and proceeds from the issuance of not exceeding $78,000,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding $78,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letters dated September 13, 2024, and September 25, 2024, of Paul Patrick, Chief of Staff, College of Charleston.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the College's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **December 2, 2024** **Regular Agenda**

1. **Submitted By:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature: Kevin Etheridge
   Kevin Etheridge, Executive Budget Office

2. **Subject:**
   College of Charleston – Project 205 Land Acquisition

3. **Summary Background Information:**

Project: College of Charleston
H15.9688: Project 205 Land Acquisition

Request: Change Project Name and Establish Final Land Acquisition to purchase +/-2.08 acres in Charleston County.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 8 in FY25 (estimated at $68,220,000)

Preliminary Land Acquisition Approval: June 2024 (estimated at $68,220,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				75,000,000	75,000,000
FY23 Capital Reserve (4), Maintenance, Renovation, Replacement & Expansion	20,000		20,000		20,000
All Sources	20,000		20,000	75,000,000	75,020,000

Rationale: Two of the largest freshman classes in school history have come in the last three years and Fall 2024 could set yet another record, per the college. The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. Through a separate project, the college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots.

Characteristics: There are two contiguous properties that total +/-2.08 acres adjacent to the main campus. The first parcel is +/-1.09 acres at 99 St. Philip Street, and contains a 250-bed apartment building, a courtyard, and a parking lot, all currently leased by the college. The second parcel is +/-0.9 acres at 106 Coming Street and contains a parking lot leased by the college and a vacant, non-historic building, to be demolished.

Financial Impact: The property is being offered by 106 Coming Street, LLC and 99 St. Philip Street, LLC for $75,000,000. The acquisition will be funded from Revenue Bonds (to be issued). The project is expected to result in an increase of $907,381 (year 1), $934,603 (year 2), and $5,512,641 (year 3), in annual operating expenditures. An appraisal was completed for 99 Saint Philip Street in June 2024 and valued the property at $47,100,000. An appraisal was completed for 106 Coming Street in June 2024 and valued the property at $28,700,000. A Phase I Environmental Site

Assessment was completed for 99 St. Philip Street in April 2024 and based on the lack of assessment and potential for groundwater and/or vapor migration to the subject property, the adjoining dry-cleaning facility identified in city directories as Milbren's Laundry and Dry Cleaning is considered a recognized environmental condition. Additional research and evaluation of the REC (the off-site former dry-cleaning facility) was completed and revealed a previous 1993 geotechnical exploration of the off-site property where the former dry-cleaning facility, the site of the current Kelly House, and confirmation from the SCDES that the former dry-cleaning facility is not registered with SCDES. The boring logs for previous 1993 geotechnical exploration did not note odors or staining that would have been expected from a dry-cleaning release. As such, the former drycleaning facility is not considered an REC, and additional assessment is not recommended at this time. A Phase I Environmental Site Assessment was completed for 106 Coming Street in September 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed for 99 St. Philip Street in July 2024 and found the building to be in good condition. A Building Condition Assessment is not required for 106 Coming Street because the vacant, non-historic building will be demolished as part of a separate project. Letters of support have been received from Charleston County Council, and the City of Charleston authorizing the removal of the properties from the tax rolls. A letter of support has not been received from Charleston County School District. If acquired, the property will be redeveloped as part of a separate project for an estimated cost of $125,000,000 that will be funded from Housing Revenue Bonds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently $906 per student per semester and has not changed between academic years 2020-2021 to 2024-2025. $622 of the $906 is currently pledged for debt service. The balance of the fee, $284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: $75,020,000 to be funded by Revenue Bonds.

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4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Final Land Acquisition.

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5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

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6. List of Supporting Documents:

1. Permanent Improvement Project 205 Land Acquisition
2. College of Charleston Bond Information Report

COLLEGE OF CHARLESTON

September 13, 2024

Mr. F. Richard Harmon, Jr.
Research Director
South Carolina Joint Bond Review Committee
Gressette Building
South Carolian State House
Columbia, South Carolina, 29201

RE: Not exceeding $78,000,000 College of Charleston Higher Education Facilities Revenue Bonds, Series 2024A

Dear Rick,

The College of Charleston requests project review and approval of a proposed property acquisition of 106 Coming Street and 99 St. Philip Street in Charleston, South Carolina, for the development of a future student housing complex at the October 8, 2024, Joint Bond Review Committee and October 15, 2024, State Fiscal Accountability Authority meetings. The College additionally requests consideration that this acquisition be funded by proceeds from the above referenced bonds. This debt is being issued pursuant to Title 59, Chapter 147, Article 5 Code of Laws of South Carolina, 1976, as amended.

Enclosed is the requested documentation detailing the proposed financing of the project. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Paul Patrick

Paul Patrick
Chief of Staff
College of Charleston

cc: Rion Foley, Esq., Burr Foreman

September 25, 2024

Mr. F. Richard Harmon, Jr.
Research Director
South Carolina Joint Bond Review Committee

TRANSMITTED VIA EMAIL

RE: Not exceeding $78,000,000 College of Charleston Higher Education Facilities Revenue Bonds, Series 2024A

Dear Rick,

Below are answers to some of the direct questions you asked on behalf of the Joint Bond Review Committee regarding the proposed property acquisition the College of Charleston has on the October 8, 2024 agenda.

- The College affirms its plan to demolish in its entirety the one-story, brick building at 106 Coming Street. This building will not be used by the College of Charleston for any purpose, as the current plan is to seek a demolition permit from the City of Charleston as soon as possible after closing on the property.

- College of Charleston leadership has strong confidence in the building condition assessment performed by Mosely Architects on the student housing facility at 99 St. Philip Street. As you are aware from prior JBRC action, the College of Charleston has been leasing that facility for student housing for the last two and half years. The College's firsthand experience with the building and its systems aligns with the favorable assessment submitted to the Committee.

- College leadership continues to work with Charleston County School Board regarding the requested letter of support. At this time, the College understands that it should not expect any written communication from them. The School Board discussed this request during an executive session this fall and did not address the College's request during public session of the meeting. What the College has been told is that Board members do not have an opinion on the purchase of the land or student housing project directly, and that it does not wish to publicly endorse the erosion of its tax base. That being said, Representative Leon Stavrinakis, of the Charleston delegation, has been working with both the College of Charleston and the school district to continue to facilitate ongoing discussions between the two organizations. We feel the direction of those discussions is positive and the lack of a letter should not forestall this project.

Please let us know if there are any other questions you, or members of the Committee may have.

Respectfully submitted,

Paul Patrick

Paul Patrick
Chief of Staff
College of Charleston

cc: John Loonan, College of Charleston
Rion Foley, Burr Forman
Greg Fawcett, Kensington Capital Advisors

SECURITY FOR THE SERIES 2024A BONDS

The Series 2024A Bonds, together with the interest thereon, are payable solely from and secured equally and ratably by a lien upon the Net Revenues which are defined as the Revenues (hereinafter defined) after deducting the Operation and Maintenance Expenses (hereinafter defined). The pledge of Net Revenues securing the Series 2024A Bonds is on a parity with the pledge of Net Revenues securing the College's Bonds as described in the following table and any other parity Additional Bonds (as hereinafter defined) issued pursuant to the General Bond Resolution.

Outstanding Parity Bonds

The table below sets forth the currently outstanding Bonds issued by the College under the General Bond Resolution.

Series of Bonds	Date of Issue	Year of Final Maturity	Original Principal Amount	Outstanding Principal Amount*
Higher Education Revenue Bonds, Series 2012A	2/1/12	2032	$25,630,000	$ 12,020,000
Higher Education Revenue Bonds, Series 2013A	5/1/13	2033	12,510,000	5,015,000
Academic and Administrative Facilities Revenue Bonds, Series 2013B	5/1/13	2034	24,835,000	15,640,000
Academic and Administrative Facilities Revenue Bonds, Series 2014A	12/1/14	2044	54,255,000	44,410,000
Higher Education Revenue Bonds, Series 2017A	1/31/17	2037	42,705,000	31,840,000
Academic and Administrative Facilities Revenue Bonds, Series 2017B	1/31/17	2037	31,345,000	23,360,000
Academic and Administrative Facilities Refunding Revenue Bonds, Series 2021A	3/31/21	2037	24,075,000	20,770,000
Higher Education Revenue Bonds, Series 2021B	9/22/21	2051	43,190,000	42,270,000
Total			$258,545,000	$195,325,000

* As of June 30, 2024. Does not include Series 2024A Bonds.

The Series 2012A Bonds, the Series 2013A Bonds, the Series 2013B Bonds, the Series 2014A Bonds, the Series 2017A Bonds, the Series 2017B Bonds, the Series 2021A Bonds, and the Series 2021B Bonds (collectively, the "Outstanding Bonds"), together with the Series 2024A Bonds and any Additional Bonds issued pursuant to the General Bond Resolution, are collectively referred to herein as the "Bonds."

Pledge of Net Revenues

The Bonds, and the interest thereon, are not a debt of the College, nor a charge, lien or encumbrance, legal or equitable, upon any property of the College or upon any income, receipts or revenues of the College other than the Net Revenues pledged by the General Bond Resolution to the payment thereof. No recourse shall be had for the payment of the Bonds, or the interest thereon, or any part thereof, against the general fund of the State, nor shall the credit or taxing powers of the State be deemed to be pledged to the payment of the principal of and interest on the Bonds. The full faith, credit and taxing powers of the State are not pledged to the payment of the principal of and interest on the Bonds.

Pursuant to the General Bond Resolution, the Series 2024A Bonds, together with the interest thereon, shall be payable solely from and secured equally and ratably by a lien upon the Net Revenues which consist of the Revenues, after deducting the Operation and Maintenance Expenses.

The term "Revenues" means collectively, the sum of (a) all receipts, income, revenues, fees and other charges to be levied and collected in connection with, and all other income and receipts of whatever kind or character derived by the College from the operation of the Higher Education Facilities, including interest earnings and other earnings on investments, computed in accordance with generally accepted accounting practices excluding the proceeds of any grants or debt, contributions in aid of construction, gains or losses on extinguishment of debt, and extraordinary items, and (b) all other available revenues of the College designated by the Board of Trustees as Revenues hereunder and thereby pledged to the payment of Bonds issued hereunder.

Currently, the Revenues consist of all receipts, income, revenues, fees and other charges to be levied and collected in connection with the Higher Education Facilities, and $622 of the $906 per semester full-time student “capital improvement fee” which is subject to change at the discretion of the Board of Trustees (the “Capital Improvement Fee”) imposed on a per student per semester basis.

The term “Operation and Maintenance Expenses” means the current expenses, paid or accrued, of operation, maintenance and current repair of the Higher Education Facilities, as calculated in accordance with sound accounting practice, and includes, without limiting the generality of the foregoing, management fees due to any operator of all or any portion of the Higher Education Facilities, the cost of salaries, wages, employee benefits, cost of materials and supplies, cost of routine repairs, renewals, replacements and alterations occurring in the usual course of business, cost of billings and collections, cost of insurance, costs of audits, and taxes, if any. Operation and Maintenance Expenses do not include any allowance for depreciation or renewals or replacements of capital assets of the Higher Education Facilities.

The term “Higher Education Facilities” means land, buildings or other improvements to real property and equipment for the purpose of providing facilities for the College, including, but not limited to, dormitories, apartment buildings, dwelling houses, bookstore and other college operated stores, laundry, dining halls, cafeterias, parking facilities, student recreational, entertainment and fitness related facilities, inns, conference and other nondegree educational facilities and similar auxiliary facilities of the College and any other facilities which are auxiliary to any of the foregoing, and designated by the Board of Trustees to be part of the Higher Education Facilities, excluding however, athletic department projects which primarily serve varsity athletic teams of the College.

The Higher Education Facilities currently consist of (i) all student and faculty housing facilities, (ii) all food service facilities; and (iii) all parking facilities of the College. See “THE HIGHER EDUCATION FACILITIES” herein.

Rate Covenant

The College covenants and agrees in the General Bond Resolution that it shall operate the Higher Education Facilities in an efficient and economical manner and shall establish, levy, maintain, revise and collect such fees, rates and other charges for the use of the services furnished by the Higher Education Facilities as may be necessary or proper, which fees, rates, and other charges, together with other Revenues and other available moneys, shall for each Fiscal Year be at least sufficient after making due and reasonable allowances for contingencies and for a margin of error in estimates, to provide an amount not less than (a) the amount required to be deposited into the Operation and Maintenance Fund for the then current Fiscal Year; (b) one hundred ten percent (110%) of the amounts required to be deposited into the Debt Service Fund; (c) the amount required to be deposited into the Debt Service Reserve Fund; (d) the amount required to be deposited into the Capital Improvements Fund; and (e) the amount necessary to comply in all respects with the terms of the General Bond Resolution or any other contract or agreement with the Holder of a Bond. See “Actual Revenues and Expenses for the Higher Education Facilities and Other Revenues” under this heading for Revenues, Operation and Maintenance Expenses, and the percentage of Net Revenues to Debt Service for each of the past five Fiscal Years.

The College covenants and agrees punctually to pay, out of the Net Revenues pledged to such payment, the principal of, redemption premium, if any, and the interest on each and every Bond issued under the provisions of the General Bond Resolution, at the place, on the dates and in the manner provided therein.

Closing Certifications

Upon the delivery of the Series 2024A Bonds, the College will furnish the respective purchasers with certifications of appropriate officials of the College (a) stating in substance that there is no litigation pending or, to the knowledge of the College, threatened in any court to restrain or enjoin the issuance or delivery of the Series 2024A Bonds or the collection of revenues pledged or to be pledged to pay the principal of and interest on the Series 2024A Bonds, or in any way contesting or affecting the validity of the Series 2024A Bonds, the General Bond Resolution or the Series 2024A Bond Resolution, or contesting the power or authority of the College to issue the Series 2024A Bonds or adopt the General Bond Resolution and the Series 2024A Bond Resolution; (b) establishing that the Series 2024A Bonds are not “arbitrage” bonds, within the meaning of Section 148 of the Code and the applicable Treasury Regulations thereunder; and (c) stating that this Official Statement, as of its date and as of the date of delivery of the Series 2024A Bonds, does not contain any untrue statement of a material fact and does not omit to state a material fact which should be included therein for which this Official Statement is intended to be used or which is necessary to make any statement contained therein, in the light of the circumstances under which it was made, not misleading.

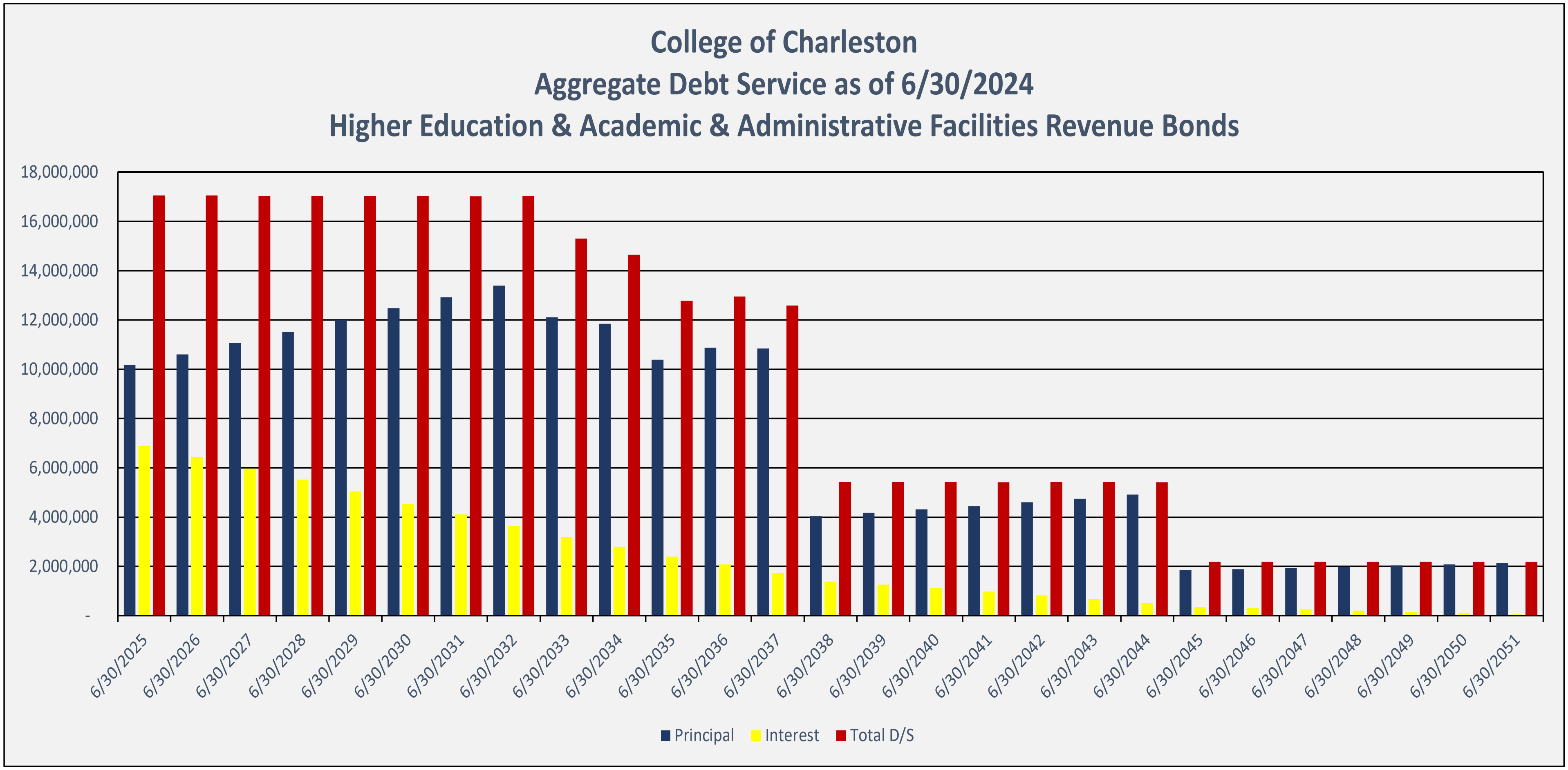
Revenues Pledged Chart 1

The table below sets forth the currently outstanding Bonds issued by the College under the General Bond Resolution.

Series of Bonds	Date of Issue	Year of Final Maturity	Original Principal Amount	Outstanding Principal Amount*
Higher Education Revenue Bonds, Series 2012A	2/1/12	2032	$25,630,000	$ 12,020,000
Higher Education Revenue Bonds, Series 2013A	5/1/13	2033	12,510,000	5,015,000
Academic and Administrative Facilities Revenue Bonds, Series 2013B	5/1/13	2034	24,835,000	15,640,000
Academic and Administrative Facilities Revenue Bonds, Series 2014A	12/1/14	2044	54,255,000	44,410,000
Higher Education Revenue Bonds, Series 2017A	1/31/17	2037	42,705,000	31,840,000
Academic and Administrative Facilities Revenue Bonds, Series 2017B	1/31/17	2037	31,345,000	23,360,000
Academic and Administrative Facilities Refunding Revenue Bonds, Series 2021A	3/31/21	2037	24,075,000	20,770,000
Higher Education Revenue Bonds, Series 2021B	9/22/21	2051	43,190,000	42,270,000
Total			$258,545,000	$195,325,000

* As of June 30, 2024. Does not include Series 2024A Bonds.

Composite Chart
Aggregate Outstanding
College of Charleston
Higher Education Facilities and Academic and Administrative Facilities
Revenue Bond Debt Service



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College of Charleston (SC)
Higher Education Facilities and Academic and Administrative Facilities Revenue Bonds
Aggregate Outstanding Debt Service as of 6/30/2024

Period	Fiscal Year	Principal	Interest	Total Debt Service	Net Revenues Available D/S*	DSCR	Bond Balance	Rate of Retirement
4/1/2024	6/30/2024	Paid	Paid	Paid	29,550,707	-	195,325,000	0.00%
4/1/2025	6/30/2025	10,160,000	6,892,544	17,052,544	29,550,707	1.73	185,165,000	5.20%
4/1/2026	6/30/2026	10,600,000	6,448,344	17,048,344	29,550,707	1.73	174,565,000	10.63%
4/1/2027	6/30/2027	11,065,000	5,970,244	17,035,244	29,550,707	1.73	163,500,000	16.29%
4/1/2028	6/30/2028	11,520,000	5,515,300	17,035,300	29,550,707	1.73	151,980,000	22.19%
4/1/2029	6/30/2029	12,000,000	5,036,588	17,036,588	29,550,707	1.73	139,980,000	28.33%
4/1/2030	6/30/2030	12,485,000	4,543,175	17,028,175	29,550,707	1.74	127,495,000	34.73%
4/1/2031	6/30/2031	12,920,000	4,105,788	17,025,788	29,550,707	1.74	114,575,000	41.34%
4/1/2032	6/30/2032	13,385,000	3,642,481	17,027,481	29,550,707	1.74	101,190,000	48.19%
4/1/2033	**6/30/2033**	**12,110,000**	**3,188,525**	**15,298,525**	**29,550,707**	**1.93**	**89,080,000**	**54.39%**
4/1/2034	6/30/2034	11,850,000	2,791,675	14,641,675	29,550,707	2.02	77,230,000	60.46%
4/1/2035	6/30/2035	10,380,000	2,397,588	12,777,588	29,550,707	2.31	66,850,000	65.77%
4/1/2036	6/30/2036	10,870,000	2,084,750	12,954,750	29,550,707	2.28	55,980,000	71.34%
4/1/2037	6/30/2037	10,845,000	1,738,438	12,583,438	29,550,707	2.35	45,135,000	76.89%
4/1/2038	6/30/2038	4,035,000	1,388,338	5,423,338	29,550,707	5.45	41,100,000	78.96%
4/1/2039	6/30/2039	4,170,000	1,256,563	5,426,563	29,550,707	5.45	36,930,000	81.09%
4/1/2040	6/30/2040	4,305,000	1,118,025	5,423,025	29,550,707	5.45	32,625,000	83.30%
4/1/2041	6/30/2041	4,445,000	974,700	5,419,700	29,550,707	5.45	28,180,000	85.57%
4/1/2042	6/30/2042	4,600,000	826,388	5,426,388	29,550,707	5.45	23,580,000	87.93%
4/1/2043	6/30/2043	4,750,000	671,713	5,421,713	29,550,707	5.45	18,830,000	90.36%
4/1/2044	6/30/2044	4,910,000	510,394	5,420,394	29,550,707	5.45	13,920,000	92.87%
4/1/2045	6/30/2045	1,850,000	343,325	2,193,325	29,550,707	13.47	12,070,000	93.82%
4/1/2046	6/30/2046	1,890,000	299,388	2,189,388	29,550,707	13.50	10,180,000	94.79%
4/1/2047	6/30/2047	1,935,000	254,500	2,189,500	29,550,707	13.50	8,245,000	95.78%
4/1/2048	6/30/2048	1,985,000	206,125	2,191,125	29,550,707	13.49	6,260,000	96.80%
4/1/2049	6/30/2049	2,035,000	156,500	2,191,500	29,550,707	13.48	4,225,000	97.84%
4/1/2050	6/30/2050	2,085,000	105,625	2,190,625	29,550,707	13.49	2,140,000	98.90%
4/1/2051	6/30/2051	2,140,000	53,500	2,193,500	29,550,707	13.47	-	100.00%
		195,325,000	62,520,519	257,845,519				

* Unaudited Fiscal Year Ended June 30, 2024 Defined Net Revenue Available For D/S

Average Coupon on all Outstanding Revenue Bond Debt Service	3.2456%
Average Life of all Outstanding Revenue Bonds	9.862 Years
Aveage Annual Debt Service	9,549,834
Maximum Annual Debt Service (FY 2025)	17,052,544
Final Maturity	4/1/2051

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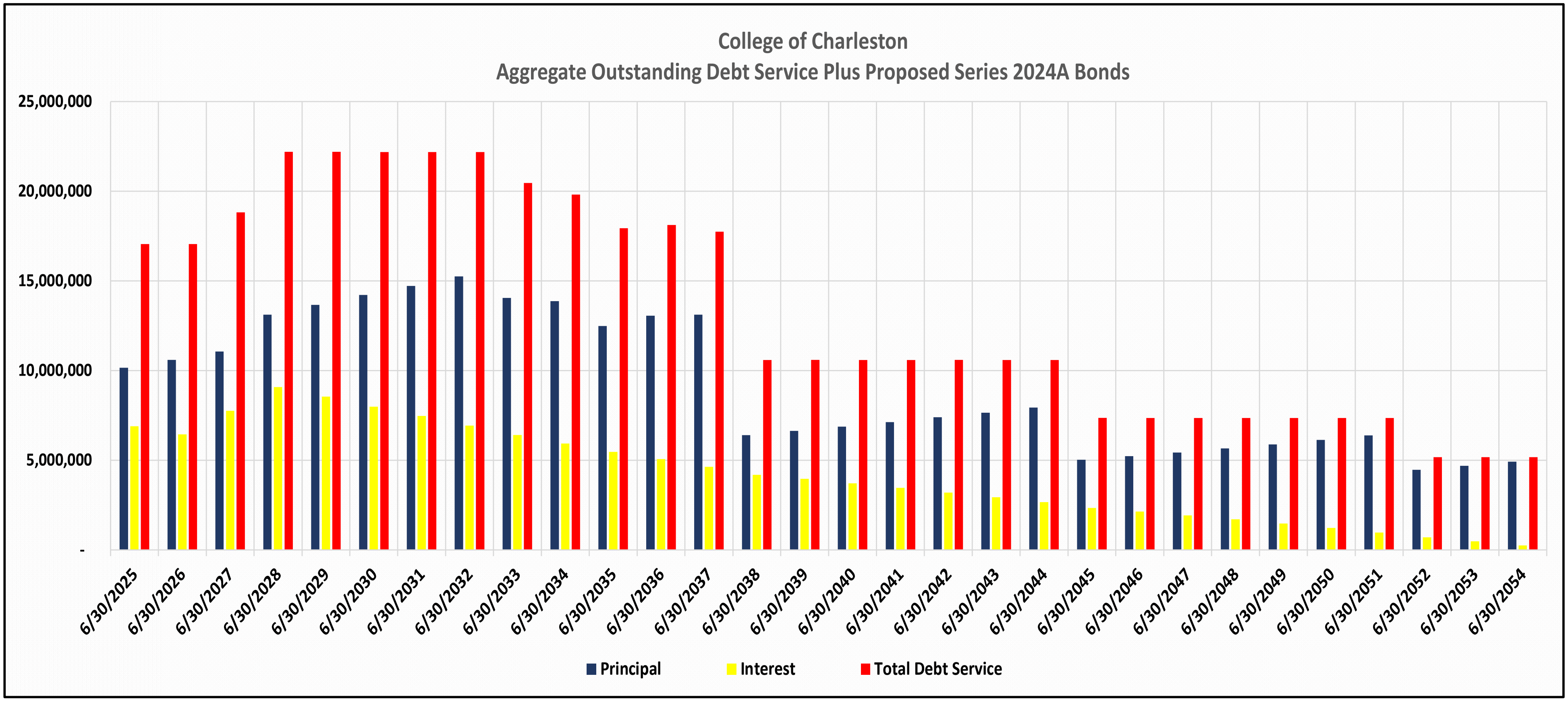
Revenues Pledged Chart 2

Composite Chart
Aggregate Outstanding
College of Charleston
Higher Education Facilities and Academic and Administrative Facilities
Revenue Bond Debt Service



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College of Charleston (SC)
Proposed Higher Education Facilities Revenue Series 2024A Bond Debt Service
Plus Existing Aggregate Outstanding Debt Service

Series 2024A Higher Education Facilities Revenue Bonds									**Total**		
Fiscal Year	Principal	Coupon	Interest	Capitalized Interest	Total Debt Service	Bond Balance	**Existing Debt Service***	**Aggregate Debt Service**	**Net Revenues Available D/S****	**DSCR**
6/30/2025	-	-	1,446,343	(1,446,343)	-	77,815,000	17,052,544	17,052,544	29,550,707	1.73
6/30/2026	-	-	3,566,325	(3,566,325)	-	77,815,000	17,048,344	17,048,344	29,550,707	1.73
6/30/2027	-	-	3,566,325	(1,783,163)	1,783,163	77,815,000	17,035,244	18,818,406	29,550,707	1.57
6/30/2028	1,595,000	4.00%	3,566,325		5,161,325	76,220,000	17,035,300	22,196,625	29,550,707	1.33
6/30/2029	1,660,000	4.00%	3,502,525		5,162,525	74,560,000	17,036,588	22,199,113	29,550,707	1.33
6/30/2030	1,725,000	4.00%	3,436,125		5,161,125	72,835,000	17,028,175	22,189,300	29,550,707	1.33
6/30/2031	1,795,000	4.00%	3,367,125		5,162,125	71,040,000	17,025,788	22,187,913	29,550,707	1.33
6/30/2032	1,865,000	4.00%	3,295,325		5,160,325	69,175,000	17,027,481	22,187,806	29,550,707	1.33
6/30/2033	1,940,000	4.00%	3,220,725		5,160,725	67,235,000	15,298,525	20,459,250	29,550,707	1.44
6/30/2034	2,020,000	4.00%	3,143,125		5,163,125	65,215,000	14,641,675	19,804,800	29,550,707	1.49
6/30/2035	2,100,000	4.00%	3,062,325		5,162,325	63,115,000	12,777,588	17,939,913	29,550,707	1.65
6/30/2036	2,185,000	4.00%	2,978,325		5,163,325	60,930,000	12,954,750	18,118,075	29,550,707	1.63
6/30/2037	2,270,000	4.00%	2,890,925		5,160,925	58,660,000	12,583,438	17,744,363	29,550,707	1.67
6/30/2038	2,365,000	4.25%	2,800,125		5,165,125	56,295,000	5,423,338	10,588,463	29,550,707	2.79
6/30/2039	2,465,000	4.25%	2,699,613		5,164,613	53,830,000	5,426,563	10,591,175	29,550,707	2.79
6/30/2040	2,570,000	4.25%	2,594,850		5,164,850	51,260,000	5,423,025	10,587,875	29,550,707	2.79
6/30/2041	2,675,000	4.50%	2,485,625		5,160,625	48,585,000	5,419,700	10,580,325	29,550,707	2.79
6/30/2042	2,800,000	3.75%	2,365,250		5,165,250	45,785,000	5,426,388	10,591,638	29,550,707	2.79
6/30/2043	2,900,000	4.00%	2,260,250		5,160,250	42,885,000	5,421,713	10,581,963	29,550,707	2.79
6/30/2044	3,020,000	5.00%	2,144,250		5,164,250	39,865,000	5,420,394	10,584,644	29,550,707	2.79
6/30/2045	3,170,000	5.00%	1,993,250		5,163,250	36,695,000	2,193,325	7,356,575	29,550,707	4.02
6/30/2046	3,330,000	5.00%	1,834,750		5,164,750	33,365,000	2,189,388	7,354,138	29,550,707	4.02
6/30/2047	3,495,000	5.00%	1,668,250		5,163,250	29,870,000	2,189,500	7,352,750	29,550,707	4.02
6/30/2048	3,670,000	5.00%	1,493,500		5,163,500	26,200,000	2,191,125	7,354,625	29,550,707	4.02
6/30/2049	3,850,000	5.00%	1,310,000		5,160,000	22,350,000	2,191,500	7,351,500	29,550,707	4.02
6/30/2050	4,045,000	5.00%	1,117,500		5,162,500	18,305,000	2,190,625	7,353,125	29,550,707	4.02
6/30/2051	4,245,000	5.00%	915,250		5,160,250	14,060,000	2,193,500	7,353,750	29,550,707	4.02
6/30/2052	4,460,000	5.00%	703,000		5,163,000	9,600,000	-	5,163,000	29,550,707	5.72
6/30/2053	4,685,000	5.00%	480,000		5,165,000	4,915,000	-	5,165,000	29,550,707	5.72
6/30/2054	4,915,000	5.00%	245,750		5,160,750	-	-	5,160,750	29,550,707	5.73
	77,815,000		70,153,055	(6,795,830)	141,172,225		257,845,519	399,017,744		

*Existing Outstanding College of Charleston Revenue Bond Debt Service (Higher Education Facilities Revenue Bond Debt Service as June 30, 2024)

** Fiscal Year Ended June 30, 2024 Unaudited Higher Education Facilities Revenues

Note: Estimated True Interest Cost is 4.25%

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College of Charleston (SC)
Higher Education Facilities and Academic and Administrative Facilities Revenue Bonds
Aggregate Outstanding Debt Service as of 6/30/2024 Plus Series 2024A Bonds

Period	Fiscal Year	Principal	Interest	Total Debt Service	Net Revenues Available D/S*	DSCR	Bond Balance	Rate of Retirement
4/1/2024	6/30/2024	Paid	Paid	Paid	29,550,707	-	273,140,000	0.00%
4/1/2025	6/30/2025	10,160,000	6,892,544	17,052,544	29,550,707	1.73	262,980,000	3.72%
4/1/2026	6/30/2026	10,600,000	6,448,344	17,048,344	29,550,707	1.73	252,380,000	7.60%
4/1/2027	6/30/2027	11,065,000	7,753,406	18,818,406	29,550,707	1.57	241,315,000	11.65%
4/1/2028	6/30/2028	13,115,000	9,081,625	22,196,625	29,550,707	1.33	228,200,000	16.45%
4/1/2029	6/30/2029	13,660,000	8,539,113	22,199,113	29,550,707	1.33	214,540,000	21.45%
4/1/2030	6/30/2030	14,210,000	7,979,300	22,189,300	29,550,707	1.33	200,330,000	26.66%
4/1/2031	6/30/2031	14,715,000	7,472,913	22,187,913	29,550,707	1.33	185,615,000	32.04%
4/1/2032	6/30/2032	15,250,000	6,937,806	22,187,806	29,550,707	1.33	170,365,000	37.63%
4/1/2033	6/30/2033	14,050,000	6,409,250	20,459,250	29,550,707	1.44	156,315,000	42.77%
4/1/2034	6/30/2034	13,870,000	5,934,800	19,804,800	29,550,707	1.49	142,445,000	47.85%
4/1/2035	**6/30/2035**	**12,480,000**	**5,459,913**	**17,939,913**	**29,550,707**	**1.65**	**129,965,000**	**52.42%**
4/1/2036	6/30/2036	13,055,000	5,063,075	18,118,075	29,550,707	1.63	116,910,000	57.20%
4/1/2037	6/30/2037	13,115,000	4,629,363	17,744,363	29,550,707	1.67	103,795,000	62.00%
4/1/2038	6/30/2038	6,400,000	4,188,463	10,588,463	29,550,707	2.79	97,395,000	64.34%
4/1/2039	6/30/2039	6,635,000	3,956,175	10,591,175	29,550,707	2.79	90,760,000	66.77%
4/1/2040	6/30/2040	6,875,000	3,712,875	10,587,875	29,550,707	2.79	83,885,000	69.29%
4/1/2041	6/30/2041	7,120,000	3,460,325	10,580,325	29,550,707	2.79	76,765,000	71.90%
4/1/2042	6/30/2042	7,400,000	3,191,638	10,591,638	29,550,707	2.79	69,365,000	74.60%
4/1/2043	6/30/2043	7,650,000	2,931,963	10,581,963	29,550,707	2.79	61,715,000	77.41%
4/1/2044	6/30/2044	7,930,000	2,654,644	10,584,644	29,550,707	2.79	53,785,000	80.31%
4/1/2045	6/30/2045	5,020,000	2,336,575	7,356,575	29,550,707	4.02	48,765,000	82.15%
4/1/2046	6/30/2046	5,220,000	2,134,138	7,354,138	29,550,707	4.02	43,545,000	84.06%
4/1/2047	6/30/2047	5,430,000	1,922,750	7,352,750	29,550,707	4.02	38,115,000	86.05%
4/1/2048	6/30/2048	5,655,000	1,699,625	7,354,625	29,550,707	4.02	32,460,000	88.12%
4/1/2049	6/30/2049	5,885,000	1,466,500	7,351,500	29,550,707	4.02	26,575,000	90.27%
4/1/2050	6/30/2050	6,130,000	1,223,125	7,353,125	29,550,707	4.02	20,445,000	92.51%
4/1/2051	6/30/2051	6,385,000	968,750	7,353,750	29,550,707	4.02	14,060,000	94.85%
4/1/2052	6/30/2052	4,460,000	703,000	5,163,000	29,550,707	5.72	9,600,000	96.49%
4/1/2053	6/30/2053	4,685,000	480,000	5,165,000	29,550,707	5.72	4,915,000	98.20%
4/1/2054	6/30/2054	4,915,000	245,750	5,160,750	29,550,707	5.73	-	100.00%
		273,140,000	125,877,744	399,017,744				

* Unaudited Fiscal Year Ended June 30, 2024 Defined Net Revenue Available For D/S

55052029v1
55265092 v1

New Revenue Narrative

The Series 2024A Bonds, together with the interest thereon, are payable solely from and secured equally and ratably by a lien upon the Net Revenues which are defined as the Revenues (hereinafter defined) after deducting the Operation and Maintenance Expenses (hereinafter defined). The pledge of Net Revenues securing the Series 2024A Bonds is on a parity with the pledge of Net Revenues securing the College's Bonds as described in the following table and any other parity Additional Bonds (as hereinafter defined) issued pursuant to the General Bond Resolution.

Currently, the Revenues consist of all receipts, income, revenues, fees and other charges to be levied and collected in connection with the Higher Education Facilities, and $622 of the $906 per semester full-time student "capital improvement fee" which is subject to change at the discretion of the Board of Trustees (the "Capital Improvement Fee") imposed on a per student per semester basis.

No new revenues will be required for the repayment of the Series 2024A Bonds. It is anticipated that the existing student housing facility located on the parcel to be acquired and located at 99 St. Philip Street will remain in service and become part of the College's Higher Education Facilities along with all associated net revenues. The College is currently leasing the entire 99 St. Philip student housing residence from a private owner.

Other Funds Available to Pay Bonds

The College has certain limited other funds accumulated over time that are used for internal operating reserves, campus improvements and other various authorized purposes under South Carolina state law; however, it does not anticipate using these other funds for the repayment of the Series 2024A Bonds. The only funds pledged to the repayment of the Series 2024A Bonds are defined Net Revenues as described immediately above.

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Permanent Improvements and Lease Proposal
South Carolina State University PSA, Midlands Cluster Facility
Renovations and Lease to the U.S. Department of Agriculture

This is a proposal by the South Carolina State University PSA to renovate the Midlands Cluster Center located in Cayce, and to lease a portion of the facility to the U.S. Department of Agriculture. The request is to increase the Phase II budget to $11,000,000, funded by USDA Evans Allen Funds.

The project was established in February 2021 with a Phase I budget of $3,500,000. Phase II full design and construction was approved in January 2022 at $6,678,978. The original project authorizations included acquisition and renovation of the facility to support the University's 1890 Research and Extension program. The Phase II increase is needed to cover increased costs of the project.

The University also requests review of its proposal to lease 5,950 square feet of office space to the U.S. Department of Agriculture for a Research & Extension Capital Regional Office.

The term of the proposed lease is 15 years beginning in January 2026.The rental rate over the term will be $36.63 per square foot, with the University responsible for all maintenance and operating costs. Total rent over the term is projected at $3,269,128. No option to purchase the property is included in the lease.

The University expects to expend $1,261,896 in renovations required to accommodate the lease.

The submission reflects that comparable rates for similar commercial space available in the area range from an average of $13.63 to $23.43 per square foot.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to increase the Phase II project budget to $11,000,000.
2. Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet
3. Letter dated November 7, 2024, of Louis D. Whitesides, SC State PSA, Vice President and Executive Director.
4. Map and street view of the subject property.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

1. Submitted By:

(a) Agency: Department of Administration

(b) Authorized Official Signature: Kevin Etheridge

Kevin Etheridge, Executive Budget Office

2. Subject:

SC State University – SC State PSA Midlands Cluster (Cayce Facility) Renovations

3. Summary Background Information:

Project: SC State University PSA
H24.9656: SC State PSA Midlands Cluster (Cayce Facility) Renovations

Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs to renovate the building to meet the programmatic and administrative needs of SC State PSA.

Included in CPIP: No – The project was not included in the 2024 CPIP in error.
Phase I Approval: February 2021 (estimated at $3,500,000) (SFAA)
Phase II Approval: January 2022 (estimated at $6,678,978) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Program	20,000	6,658,978	6,678,978	4,321,022	11,000,000
All Sources	20,000	6,658,978	6,678,978	4,321,022	11,000,000

Summary of Work: The renovations will include upgrading or replacing windows and doors, HVAC, electrical, plumbing, roof, flooring, paint, and up-fitting for research and other scientific space requirements. Additionally, the A&E Firm has included the need for some site work to enhance utilization of the facility. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The university was in communications with two of their sister USDA agencies regarding a proposal to place one of their national offices at the Midlands Center. The final design of the project was delayed due to specific federal design requirements that were approved by the federal government in September 2024.

Facility Characteristics: The building is 43,646 square feet, located on 4 acres of land and was constructed in 1976 (48 years old). The existing roof was installed in 2001 (23 years old). The building will house PSA activities of research and extension activities in 4-H and youth development, family, nutrition and health, sustainable agriculture, natural resources, community development, education innovation, and other lifelong learning opportunities. The building will house 15 faculty, 20 staff and will serve 6,000 clients annually.

Financial Impact: The project will be funded from USDA Evans Allen Funds (uncommitted balance $4.32 million awarded). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West

	Virginia State University and Central State University. The building will be constructed to meet two Green Globes certification standards with an anticipated energy savings of $311,750 over 30 years. The project is expected to result in an increase of $36,010 (year 1), and $216,065 (years 2 thru 3) in annual operating expenditures.
Full Project Estimate:	$11,000,000 funded by USDA Evans Allen Program Funds. Contract execution is expected in March 2025 and completion of construction in March 2026.

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4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Phase II increase request.

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5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

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6. List of Supporting Documents:

1. Permanent Improvement Project SC State PSA Midlands Cluster (Cayce Facility) Renovations

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 2, 2024 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signatures:

Ashlie Lancaster

Ashlie Lancaster, Director
Facilities Mgmt. & Property Services

2. Subject: SC State University Lease Out of office space at 1801 Charleston Hwy, Cayce to the U.S. Department of Agriculture

3. Summary and Background Information:

SC State University (the "University") requests approval to lease out 5,950 rentable square feet of office space at 1801 Charleston Hwy, Cayce, SC to the U.S. Department of Agriculture ("USDA") to be used to operate their Research & Extension Capital Regional Office. The University will also house its Public Service & Agriculture division in this location to deliver programming through its 1890 Research & Extension division which will be moving from campus space.

The term of the lease will be fifteen (15) years, the first five years of which will be fixed, meaning that neither the USDA nor the University may terminate the lease early. Following the five-year fixed term, the lease will continue for an additional ten (10) year non fixed term during which the USDA may terminate the lease upon notice to the University. In addition to the office space, six parking spaces will be reserved for the exclusive use of the USDA and the USDA may place telecommunications equipment upon the roof of the Building as they determine necessary during the lease term, subject to any required approval by SC ETV.

The University is required to provide upfits to the leased space as described in the lease, which are expected to cost $1,261,896.00. The University has a permanent improvement project (H24 9656) submitted for a budget increase for upfits to the entire premises to total $11,000,000 to be funded with Federal USDA funds. The lease term will commence upon substantial completion of the upfits required by the lease, as determined by the USDA and is anticipated to be on or about January 2026.

This is a full gross lease and the University will be responsible for all costs of maintenance and operation. The USDA will pay a fixed annual rent over the term in the total amount of $217,941.90 (or $36.63 rounded per square foot) to cover base rent, all operating costs and upfits. The rental rate was offered by the University to the USDA via a response to the USDA Request for Lease Proposal. The total rent to be paid to the University over the fifteen-year term is $3,269,128.50.

The following chart represents comparable lease rates of similar space in the related area:

Tenant	Location	Annual Rate per SF*
Vacant	110 Saxe Gotha Rd, West Columbia	$23.43
Vacant	3790 Fernandina Rd, Columbia	$16.50
Vacant	807 Bluff Rd, Columbia	$13.63

*Above rates do not include all utilities and may also be subject to base rent and/or operating expense escalations.

No option to purchase the property is included in the lease.

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4. **What is the JBRC asked to do?** Consider approval of the fifteen-year Lease Out of 5950 square feet of office space to the US Department of Agriculture at 1801 Charleston Hwy, Cayce.

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5. **What is recommendation of the submitting agency involved?** Consider approval of the fifteen-year Lease Out of 5950 square feet of office space to the US Department of Agriculture at 1801 Charleston Hwy, Cayce.

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6. **List of Supporting Documents:**
   (a) Letter from Agency
   (b) Map and Street View of premises

SC State
1890 RESEARCH & EXTENSION
Innovate. Educate. Elevate.

November 7, 2024

Shawn DeJames,
Assistant Director, Division of Facilities Management
and Property Services
1200 Senate St., Suite 460
Columbia, SC 29201

Dear Ms. DeJames,

This correspondence is intended to be a formal request for review and approval of a fifteen year Lease to the U.S. Department of Agriculture (# 57-463B-23-L-0001) for space located at 1801 Charleston Hwy. Cayce, SC 29033 at a rate of $217,941.90 per year. The facility will house SC State University Public Service & Agriculture's Research & Extension Capital Regional Office.

SC State Public Service & Agriculture delivers its programming through its institutes and centers and its 1890 Research & Extension division. The research and outreach programs are relevant in meeting the needs of those who SC State PSA serves, from advancing agriculture and protecting natural resources; to helping the state's small farmers increase their revenue through enterprise diversification; engaging youth to reach their fullest potential; to educating individuals and families on health and wellness; preparing and exposing students to college and career readiness through innovative educational strategies; and providing various opportunities that build economic development for South Carolina communities.

A major thrust of our program is the development of rural South Carolina. Our major partner in this endeavor is United States Department of Agriculture's (USDA) Rural Development Agency. Their major programs that we work with are business development, community facilities, cooperative programs, single family housing, water and environmental programs.

As you can see our major objectives and programs complement each other. Access to programs as well as increasing participation among our constituents are key objectives of both organizations. With both located in the same facility, the access and technical assistance needed for participants to successfully benefit would increase exponentially.

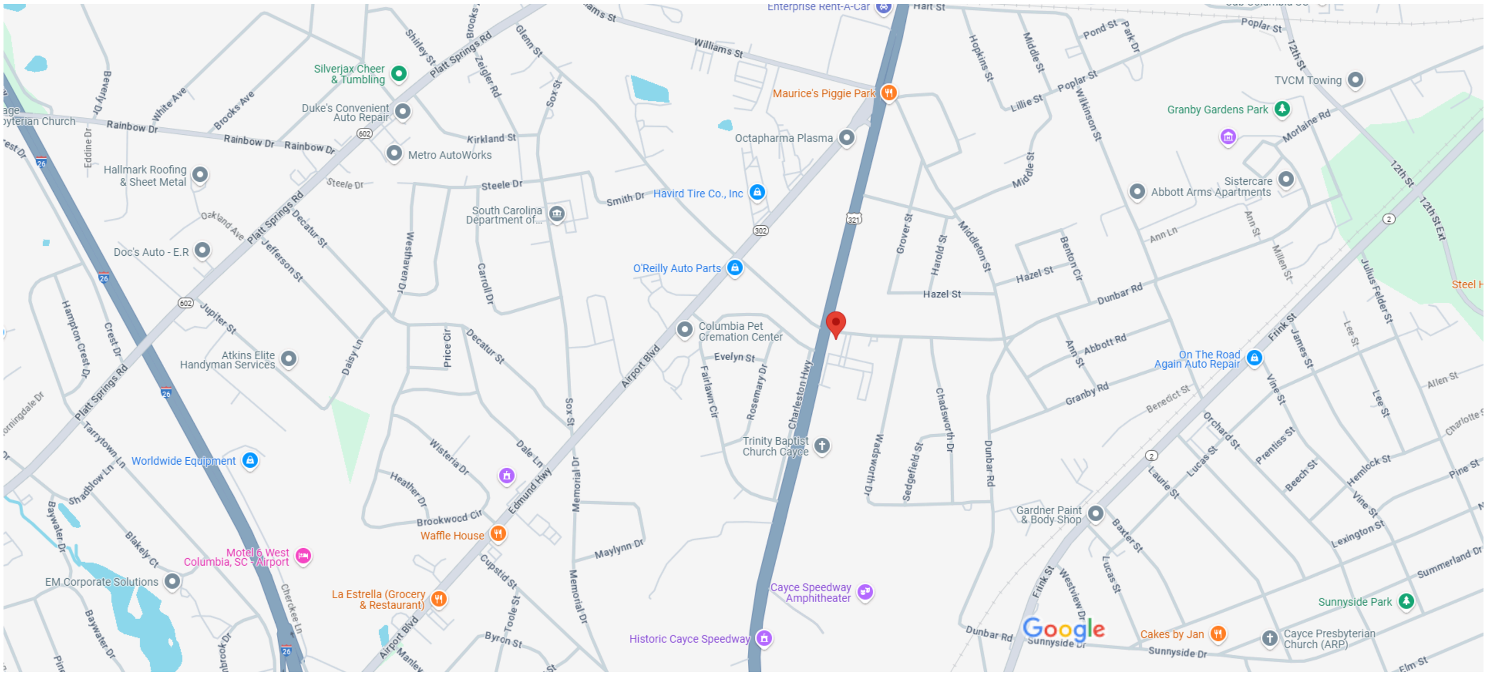
This project is a win - win specifically for the citizens of South Carolina, whose quality of life and standard of living will be enhanced.

Sincerely,

Louis D. Whitesides
Vice President & Executive Director

300 College Street, NE | P.O. Box 8103 | Orangeburg, SC 29117 | 803.536.7189 | fax 803.533.3792

Google Maps 1801 Charleston Hwy



1801 Charleston Hwy

Building

Directions Save Nearby Send to phone Share

1801 Charleston Hwy, Cayce, SC 29033

Photos

At this place

Soda City Dentistry
4.9 (161)
Dentist · Floor 1
Open · Closes 5 PM

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 39 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	1	130,000	3,430,000	3,560,000
H18 - Francis Marion University	1	-	140,000	7,000,000
H27 - University of South Carolina - Columbia	1	-	300,000	20,000,000
H29 - University of South Carolina - Aiken	1	75,000	3,425,000	3,500,000
H39 - University of South Carolina - Sumter	3	6,358,000	15,500,000	21,858,000
H59 - Florence Darlington Technical College	1	-	150,000	20,000,000
H59 - Horry-Georgetown Technical College	1	22,850	9,320,000	9,342,850
H59 - Piedmont Technical College	1	300,000	23,400,000	23,700,000
H59 - Spartanburg Community College	1	-	300,000	30,000,000
H59 - State Board for Technical and Comprehensive Ed	1	-	20,000	20,005
H59 - Tri-County Technical College	1	240,000	25,760,000	26,000,000
H59 - York Technical College	1	49,063	6,950,937	7,000,000
Higher Education Total	14	7,174,913	88,695,937	171,980,855
Agencies				
D50 - Department of Administration	3	82,000	5,431,147	7,297,922
E24 - Office of the Adjutant General	4	230,008	256,768	18,635,844
E26 - Department of Veterans Affairs	1	-	17,550	1,433,250
P20 - Clemson University PSA	1	20,000	65,000	85,000
P24 - Department of Natural Resources	9	3,224,343	5,979,025	12,575,868
P28 - Department of Parks, Recreation & Tourism	4	40,000	2,041,726	7,081,726
R36 - Department of Labor, Licensing and Regulation	1	13,689	912,927	926,616
R60 - Department of Employment & Workforce	2	5,550	706,636	1,692,172
Agencies Total	25	3,615,590	15,410,779	49,728,398
Grand Total	39	10,790,503	104,106,716	221,709,253

COMMITTEE ACTION:

Review and make recommendation of proposed permanent improvement projects for consideration by the State Fiscal Accountability Authority or Department of Administration, as applicable.

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 3-2025 covering the period August 31, 2024, through September 24, 2024.

1. Project: College of Charleston
H15.9683: Sottile Theatre Envelope, Safety, and HVAC Upgrades

Request: Revise Scope and establish Phase II Full Construction Budget to address moisture infiltration in the theatre.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 8 in FY25 (estimated at $5,200,000)
Phase I Approval: June 2023 (estimated at $5,200,000) (SFAA)
Supporting Details: Pages 19-28

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	130,000		130,000	3,430,000	3,560,000
All Sources	130,000		130,000	3,430,000	3,560,000

Summary of Work: The project was established to address moisture infiltration in at least 12 documented areas, structural reinforcements over the audience section, life safety upgrades and minor HVAC adjustments related to these revisions. A comprehensive building envelope assessment was completed in May 2021 and refined during the Phase I process. As a result, a scope revision is requested to remove replacement of the roof, which is addressed in a separate non-pip project that is substantially completed at this time. Additionally, the rooftop HVAC components and chillers were found to be in significantly poorer condition than expected and were addressed as an immediate issue and therefore are being removed from this project. The revised scope revision will complete the following: 1) repairs to exterior brick, stucco, concrete coping/ornamentation, coatings, penetrations, terminations, fenestrations, and plaza decking. 2) replacements of exterior wall sealant system, siding, and wood windows. 3) structural reinforcement of original steel roof trusses to account for current structural load; preparation, priming, and painting of various exterior metal surfaces. 4) replacement of wood "catwalk" walkways above audience seating with code-compliant metal systems for lighting and HVAC equipment access.

Rationale: Building envelope issues are allowing water intrusion from the roof, exterior walls, and basement foundation. As a historically protected building, demolition is not an option.

Facility Characteristics: The Sottile Theatre is 59,081 square feet and was constructed in 1927 (97 years old). The attic level containing the catwalks is approximately 20,000 square feet. All other renovations apply to the exterior of the building. The theatre is utilized by the entire campus community including student programming, student organizations, and academic departments. In addition to internal college use, the theatre hosts local, regional, and national performances and is one of the primary venues for the Spoleto Arts Festival. The facility averages 623 patrons per event and serves approximately 43,000 patrons a year.

Financial Impact: The project will be funded from Other, Capital Improvement Project Funds (uncommitted balance $28.30 million at September 9, 2024). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of $9,000 (year 1), $9,270 (year 2), and $9,548 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $906 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. $622 of the $906 is currently pledged for debt service. The balance of the fee, $284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: $3,560,000 funded by Capital Improvement Project Funds. Contract execution is expected in May 2025 and completion of construction in June 2026.

2. Project: Francis Marion University
H18.9593: Leatherman Science Facility and McNair Science Building Renovation

Request: Establish Phase I Pre-Design Budget to complete interior and exterior renovations to the science buildings.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 4 in FY25 (estimated at $9,000,000)
Supporting Details: Pages 67-76

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(11), (Leatherman Science Facility/McNair Science Building Renovation)				140,000	140,000
All Sources				140,000	140,000

Summary of Work: The project will replace mechanical systems, make safety and regulatory compliance improvements, renovate classrooms, and replace bathroom finishes, fixtures, and partitions.

Rationale: The mechanical upgrades will improve energy efficiency, air qualify, and climate control. Life safety enhancements will ensure the facilities meet modern fire, electrical, and accessibility codes. Classroom renovations will support contemporary teaching strategies.

Facility Characteristics: The McNair Science Building is 75,736 square feet and was constructed in 1972 (52 years old). The Leatherman Science Facility is 83,945 square feet and was constructed in 1994 (30 years old). The McNair Science Facility is utilized as classroom, lab, and office space for the Math, Biology, Chemistry, and Physics /Engineering. The Leatherman Science Building is utilized as classroom, lab, and office space for Biology, Chemistry, and Physics /Engineering. An estimated 750 students, faculty, and staff utilize each facility per semester.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance $2 million at September 30, 2024). The project is expected to result in a decrease of $200,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $200 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $7,000,000 (internal). Phase II to be funded from $1,860,000 in Appropriated State (nonrecurring), and $5,000,000 in Capital Reserve Funds. The Phase I amount is 2% of the estimated cost to complete the project and the additional amount will be used to the additional costs of a Design Build Procurement method.

3. Project: University of South Carolina – Columbia
H27.6160: Jones PSC Second and Third Floor Instructional and Research Lab Renovation

Request: Establish Phase I Pre-Design Budget to renovate the second and third floors of the Physical Science Center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 21 in FY25 (estimated at $20,000,000)
Supporting Details: Pages 95-104

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will consolidate two separate renovations of the second and third floors of Jones PSC into one project dedicating one floor to become new instructional labs and the other floor into new research labs. Both floors will be gutted and reconfigured. One floor will be configured for 4 instructional Biology Labs and one large classroom. The other floor will be reconfigured for open multi-disciplinary research labs accommodating 8-10 research teams. The research labs will employ an open-lab concept to foster collaboration. The work will include entirely new mechanical and electrical systems to support the new labs and will comply with proper ventilation standards. New lab equipment, casework, finishes, information technology infrastructure, and audio/visual equipment will be provided.

Rationale: Reasons for consolidation into one project include construction practicality, financial benefit through greater economy of scale, and reduction of future disruption compared to a phased project. The renovation of the second and third floors are part of a phased master plan to modernize instructional and research labs on the campus. The floors were mostly vacated when instructional chemistry labs relocated to the Science and Technology Building in 2020. There is significant demand for instructional biology labs due to increasing enrollment in STEM and Nursing majors, per the university. The university has no available space to recruit new researchers and much of the existing research space is outdated.

Facility Characteristics: Jones Physical Sciences Center is 192,503 square feet and was constructed in 1967 (57 years old). The two floors at the south wing impacted by this project total approximately 20,000 square feet. The science building includes instructional labs, a large classroom, and grant-funded science research. It is utilized by approximately 3,300 students, faculty, and staff.

Financial Impact: The project will be funded from Other, Institutional Capital Project Funds (uncommitted balance $90.26 million at August 31, 2024). Revenue to this fund is generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainer is used for capital improvements. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $20,000,000 (internal) funded by Institutional Capital Project Funds.

4. Project: University of South Carolina - Aiken
H29.9562: Soccer Field and Infrastructure

Request: Revise Scope, Change Source of Funds and establish Phase II Full Construction Budget to construct a soccer field and other infrastructure.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 6 in FY25 (estimated at $5,000,000)
Phase I Approval: June 2024 (estimated at $5,000,000) (SFAA)
Supporting Details: Pages 105-116

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (12)(b), (Athletic Facilities Relocation)				2,500,000	2,500,000
FY25 Appropriated State, Proviso 118.20 (B)(15), (Athletic Facilities Relocation)				1,000,000	1,000,000
Other, Institutional	75,000		75,000	(75,000)	
All Sources	75,000		75,000	3,425,000	3,500,000

Summary of Work: The project was established to construct a new NCAA-compliant competition soccer field, a 5,000 gross square foot soccer field house facility, and infrastructure on approximately 7.5 acres. The requested scope revision will remove the 5,000 square foot field house from the project. The project will now only construct a new soccer field with spectator seating for 250. The new soccer field will be artificial turf with lighting and fencing. The soccer facility will include relocating the aluminum bleachers from the existing soccer facility. A new scoreboard will be provided with wireless connectivity to the scorer’s table location. The work includes site utilities and paving of parking areas and access roads. All areas of landscaping shall be fully irrigated.

Rationale: Aiken's competition fields are being consolidated in their athletics district of campus in accordance with the master plan. The site of the existing intramural soccer field is being developed as the location of the new SC National Guard Cyber Center/ DreamPort and Advanced Manufacturing Collaborative (AMC), and therefore, the existing soccer field must be relocated.

Facility Characteristics: The new soccer field and amenities will be utilized by approximately 250 students, faculty, staff, and visitors.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance $2.5 million at October 1, 2024) and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance $1 million at October 1, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $12 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $3,500,000 funded by Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in March 2025 and completion of construction in December 2026.

5. Project: University of South Carolina - Sumter
H39.9529: Anderson Library & Arts and Letters Building Interior Renovations

Request: Establish Phase II Full Construction Budget to complete interior repairs to two buildings in accordance with full legislative authorization.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY27 (estimated at $5,500,000)
Supporting Details: Pages 117-134

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (15) (Maintenance, Renovation and Replacement)				4,000,000	4,000,000
All Sources				4,000,000	4,000,000

Summary of Work: The project will replace and upgrade life safety systems, mechanical, electrical, LED lighting, communications/technology, ADA accessibility, and general renovations to include signage/graphics, finishes, fixtures, and furnishings.

Rationale: This specific work has been prioritized based on the criticality of their maintenance needs, impact to academic mission, and to make the most impact on the maintenance needs anticipated in these campus facilities. The renovations to be completed in the Arts & Letters Building will prepare the building for use as potential swing space for when other buildings come offline for renovation or replacement.

Facility Characteristics: The Anderson Library is 50,046 square feet and was constructed in 1967 (57 years old). The Arts & Letters Building is 23,814 square feet and was constructed in 1958 (66 years old). The Anderson Library is utilized by approximately 1,000 faculty, staff, and students. The Arts & Letters Building is utilized by approximately 500 faculty, staff, and students.

Financial Impact: The project will be funded from FY23 Capital Reserve (uncommitted balance $4 million at September 9, 2024). The project is expected to result in a decrease of $45,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $4,000,000 (internal) funded by Capital Reserve Funds. Contract execution is expected in February 2025 and completion of construction in December 2026.

6. Project: University of South Carolina - Sumter
H39.9531: FY25 Campus-wide Interior Renovations

Request: Establish Phase II Full Construction Budget to complete interior repairs to the Williams-Brice Administration and Student Union Buildings in accordance with full legislative authorization.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at $1,500,000),
2024 CPIP Priority 2 of 3 in FY26 (estimated at $2,800,000),

Supporting Details: Pages 135-146

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (14), (Maintenance, Renovation, and Replacement)				2,609,600	2,609,600
FY24 Appropriated State, Proviso 118.19 (B)(16)(b), (Maintenance, Renovation, and Replacement)				3,890,400	3,890,400
All Sources				6,500,000	6,500,000

Summary of Work: The project will include some combination of the following components with varying scopes of work for the different facilities: life safety system upgrades, electrical /lighting /technology upgrades, mechanical HVAC upgrades, ADA accessibility improvements, and general renovations to include signage /graphics, finishes, fixtures, and furnishings to more effectively support the program functions accommodated by these facilities.

Rationale: This specific work has been prioritized based on the criticality of their maintenance needs, impact to academic mission, and to make the most impact on the maintenance needs anticipated within these facilities.

Facility Characteristics: The Williams-Brice Administration Building is 27,977 square feet and was constructed in 1966 (58 years old). The Student Union Building is 18,958 square feet and was constructed in 1975 (49 years old). These facilities support academic programs, office administration, a bookstore, and dining. An estimated 1,500 students, faculty, and staff utilize the facilities daily.

Financial Impact: The project will be funded from FY24 Capital Reserve (uncommitted balance $8 million at September 16, 2024), and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $5 million at September 16, 2024). The project is expected to result in a decrease of $77,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $6,500,000 (internal) funded by Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2025 and completion of construction in December 2026.

7. Project: University of South Carolina - Sumter
H39.9525: FY22 Maintenance, Renovation and Replacement - Interior

Request: Revise Scope and increase Phase II Full Construction Budget to cover higher than anticipated costs to complete interior renovations and mechanical/electrical infrastructure maintenance and replacement to multiple buildings

Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY26 (estimated at $2,500,000)
Phase II Approval: February 2022 (estimated at $6,358,000) (Admin)
Supporting Details: Pages 147-160

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (17), (Maintenance, Renovation, and Replacement)	143,000		143,000		143,000
FY24 Capital Reserve (14), (Maintenance, Renovation, and Replacement)				5,000,000	5,000,000
FY22 Appropriated State, Proviso 118.18 (B)(23) (Maintenance, Renovation, and Replacement)	6,215,000		6,215,000		6,215,000
All Sources	6,358,000		6,358,000	5,000,000	11,358,000

Summary of Work: The project was established to complete renovations to the Administration Building, Business Administration Building, Anderson Library, Student Union Building, Nettles Building, Schwartz Building, Arts and Letters Building, and the Science Building. These renovations include alarm panel upgrades, HVAC replacement, elevator controls replacement, interior campus signage, UPS protection on main panels, door repairs/replacements, and replacement of flooring/carpeting/fixtures. The scope revision will add fire suppression sprinklers into the Nettles and Schwartz Buildings.

Rationale: The project addresses critical maintenance, repairs, and renovations needed to keep the current facilities weather tight, operational, and safe. The project should be expected to reduce future campus maintenance costs and operational expenses.

Facility Characteristics: The Administration Building, Business Administration Building, Anderson Library, Student Union Building, Nettles Building, Schwartz Building, Arts and Letters Building, and the Science Building total 223,348 square feet and were constructed between 1958 (68 years old and 1985 (39 years old). An estimated 4,600 students, faculty and staff utilize these facilities each semester.

Financial Impact: This increase will be funded from FY24 Capital Reserve (uncommitted balance $7.61 million at September 16, 2024). The project is expected to result in a decrease of $22,500 (year 1), $45,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: $11,358,000 funded by Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in March 2025 and completion of construction in December 2026.

8. Project: Florence Darlington Technical College
H59.6328: Construction & Industrial Trades Training Facility

Request: Establish Phase I Pre-Design Budget to construct a training facility.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY26 (estimated at $20,000,000)
Supporting Details: Pages 161-170

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(e), (Industrial Trades Training Facility)				150,000	150,000
All Sources				150,000	150,000

Summary of Work: The project will construct a specialized training facility at the main campus. The Phase I process will determine the size and details of the new facility. The new facility will be designed to meet either LEED Silver or Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The facility will provide professional-level education to students interested in a career in the construction industry.

Facility Characteristics: A new facility will be built in Florence County. Some workforce programs that will be offered are carpentry, electrical, plumbing, and pipe welding. The total square footage is unknown at this time as pre-design services will determine the academic program needs, which will determine the size of the facility needed.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $10 million at September 18, 2024). The project is expected to result in an increase in annual operating expenditures, but those amounts have not yet been determined. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $234 per student per semester and has decreased from $270 in academic year 2022-2023 to 2024-2025.

Full Project Estimate: $20,000,000 (internal). Phase II will be funded from $9,850,000 in FY24 Appropriated State (nonrecurring), $7,800,000 in FY25 Appropriated State (nonrecurring), and $2,200,000 in FY25 Capital Reserve Funds.

9. Project: Horry-Georgetown Technical College
H59.6319: Acquisition of Real Property – Land/Building (Conway)

Request: Establish Final Land Acquisition to purchase +/- 13 acres and two buildings in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 4 in FY26 (estimated at $12,000,000)
Phase I Approval: October 2024 (estimated at $9,522,850) (SFAA)
Supporting Details: Pages 171-186

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(e), (Health Professions Training Complex)				4,320,000	4,320,000
FY25 Appropriated State, Proviso 118.20 (B)(21)(e), (Health Professions Training Complex)				5,000,000	5,000,000
Other, College	22,850		22,850		22,850
All Sources	22,850		22,850	9,320,000	9,342,850

Rationale: Acquisition of these properties will allow the college to address its spatial limitations and better accommodate the 400 students awaiting acceptance into the Nursing Program. Over the next 5 years, the college intends to double the enrollment in its Nursing Program from approximately 350 to more than 700 students annually. The second building to be acquired will be dedicated to supporting a variety of academic and trades-based programs and administrative support functions. Per the college, the acquisition cost of the proposed properties is estimated to be less than half the cost of new construction and will enable the expansion of the Nursing Program in significantly less time than with new construction. Currently, there are 406 students enrolled in the Nursing Program.

Characteristics: The properties being acquired are 1) +/- 5.02 acres with a +/- 30,300 square foot office building constructed in 1997 (27 years old), located at 2431 E. Highway 501 in Conway. This building was previously used as a flex office space. 2) +/- 7.93 acres with a +/- 32,025 square foot office building constructed in 1985 (39 years old), located at 2451 E. Highway 501 in Conway. This building was previously used as an educational facility.

Financial Impact: The combined properties are offered by Ekklesia Christian Church for $9,320,000. The acquisition will be funded from FY25 Capital Reserve (uncommitted balance $5 million at October 24, 2024), and FY25 Appropriated State (nonrecurring) (uncommitted balance $5 million at October 24, 2024). An appraisal was completed for 2431 Highway 501 East in Conway, in October 2024 and valued the property at $4,300,000. An appraisal was completed for 2451 Highway 501 East in Conway, in October 2024 and valued the property at $5,020,000. A Phase I Environmental Site Assessment was completed for both 2431 and 2451 Highway 501 East in Conway, in October 2024 and found no evidence of recognized environmental conditions in connection with the properties. A Building Condition Assessment was completed for 2431 Highway 501 East in Conway, in October 2024 and found $61,275 in immediate costs that need to be rectified. A Building Condition Assessment was completed in October 2024 and found $66,794 in immediate costs that need to be rectified. Letters of support have been received from Horry County and Horry

County School District authorizing the removal of the properties from the tax rolls. The project is expected to result in an increase of $62,000 (year 1), and $328,00 (years 2 thru 3), in annual operating expenditures. If acquired, the building located at 2431 E. Highway 501 will be renovated with a total estimated cost of $3,000,000, and the building located at 2451 E. Highway 501 will be renovated with a total estimated cost of $2,000,000. The renovations to both buildings will be completed as part of a separate project and will be funded by Appropriated State and College Funds. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $9,342,850 funded by Capital Reserve, Appropriated State (nonrecurring), and College Funds.

10. Project: Piedmont Technical College
H59.6272: Family Life and Conference Center

Request: Change Source of Funds and establish Phase II Full Construction Budget to renovate and construct a space on the Greenwood County Campus to provide space to host events.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 5 in FY25 (estimated at $20,000,000)
Phase I Approval: October 2023 (estimated at $20,000,000) (SFAA)
Supporting Details: Pages 187-208

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(j), (Piedmont Technical College)				6,500,000	6,500,000
FY25 Appropriated State, Proviso 118.20 (B)(21)(i)(ii), (Maintenance Renovation & Replacement)				3,700,000	3,700,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(viii), (Piedmont Technical College)				3,500,000	3,500,000
FY23 Appropriated State, Proviso 118.19 (B)(27)(j), (Maintenance, Renovation & Replacement)				6,237,277	6,237,277
Other, College	300,000		300,000	1,962,723	2,262,723
Other, PTC Foundation				1,500,000	1,500,000
All Sources	300,000		300,000	23,400,000	23,700,000

Summary of Work: The project will renovate the 21,000 square foot facility and construct an approximately 23,000 square foot addition. The new facility will be a total of 44,000 square feet of combined renovated and new space which will have total of 18,000 square feet of flexible meeting space. The meeting spaces can be configured into sizes from 1,500 square feet up to 18,000 square feet. These flexible meeting configurations will allow the college to accommodate large and small meetings and gatherings to include seating for up to 1,296. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This facility will meet community needs throughout the region without the need to take their dollars out of the region to a larger metropolitan area or to compromise on the format of their meetings to accommodate space limitations and will directly provide space for student activities and college events.

Facility Characteristics: The existing Medford Family Event Center is 21,000 square feet and was constructed in 1980 (44 years old). It is primarily comprised of a single large 14,000 square foot meeting space with support spaces that include a stage, restrooms, and small storage spaces. After expansion, the facility will total approximately 44,000 square feet. The college will utilize the renovated and expanded facility for graduation, pinning ceremonies, student award recognitions, scholarship events, convocation, and college-wide training. Of the 30,000 attendees served last year, approximately 10,000 were students, staff, and faculty, making up 29 of the 97 events at the current facility.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance \$6.5 million at September 6, 2024), FY25 Appropriated State (nonrecurring) (uncommitted balance \$3.7 million at September 6, 2024), FY24 Appropriated State (nonrecurring) (uncommitted balance \$3.5 million at September 6, 2024), FY23 Appropriated State (nonrecurring) (uncommitted balance \$6.24 million at September 6, 2024), Other, College (uncommitted balance \$9.33 million at June 30, 2024), and Other, PTC Foundation (uncommitted balance \$1.5 million at September 9, 2024). College Funds are a combination of dedicated capital fee included in tuition, and the residual balance transfers that have been approved from the Area Commission. The project is expected to result in an increase of \$30,000 (years 1 thru 3), in annual operating expenditures. The renovations and new construction will be designed to meet Two Green Globes certification standards with anticipated energy savings of \$1,954,102 over 30 years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$23,700,000 funded by Capital Reserve, Appropriated State (nonrecurring), College, and PTC Foundation Funds. Contract execution is expected in September 2025 and completion of construction in November 2026. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to escalation in construction costs.

11. Project: Spartanburg Community College
H59.6329: Cherokee Academic Building Construction

Request: Establish Phase I Pre-Design Budget to construct a new academic building on the Cherokee Campus.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY26 (estimated at $35,000,000)
Supporting Details: Pages 209-220

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(z), (Spartanburg Community College – Cherokee Campus)				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will construct a new 51,000 square foot multi-story academic building. It will be a multi-use building consisting of classrooms, offices, and student services such as a bookstore and testing/tutoring centers. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The new facility will support the growing needs of a qualified and prepared academic population for technical and life-long learning experiences for Cherokee County and the surrounding communities served.

Facility Characteristics: The Cherokee Campus is located in Gaffney. There are five (5) buildings located on campus. The new academic building will be a 51,000 square foot muti-story facility. The building will be situated between the existing Harvey Peeler Academic Building and Interstate 85, as close to the Peeler Academic Building as site conditions will allow. It will serve as an academic facility designed for teaching activities, classrooms, library, laboratories as well as administrative services necessary for the proper function of academic extension programs. The facility will be utilized by approximately 500 students, faculty, and staff daily.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance $20 million at September 16, 2024). The project is expected to result in an increase of $130,000 (year 1), and $260,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $30,000,000 (internal). Phase II will be funded from $19,700,000 in FY23 Appropriated State (nonrecurring), and $10,000,000 in FY25 Appropriated State (nonrecurring) Funds.

12. Project: Tri-County Technical College
H59.6267: Pendleton Campus Pickens Hall Renovation

Request: Revise Scope and establish Phase II Full Construction Budget to renovate Pickens Hall.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at $25,000,000)
Phase I Approval: June 2023 (estimated at $16,000,000) (SFAA)
Supporting Details: Pages 221-252

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (m), (Tri-County Technical College)				7,000,000	7,000,000
Other, Accumulated Maintenance	240,000		240,000	18,760,000	19,000,000
All Sources	240,000		240,000	25,760,000	26,000,000

Summary of Work: The project was established to renovate the existing building. During the Phase I process it was determined that the existing building should be demolished, and a new building should be constructed. The revised scope includes the replacement of Pickens Hall and a portion of Anderson Hall, totaling approximately 56,000 square feet. After the existing building is demolished, the new building will be constructed on this site. The new building will be two-stories, and will house classrooms, computer labs, faculty offices and student study and engagement spaces. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing building is original to the campus and is comprised of a single story with CMU construction built in 1962, which is prior to the state's adoption of building codes. Constructing a new two-story building in the place of the one-story building will reduce the footprint of the building allowing for more green space and flexibility on the campus.

Facility Characteristics: The existing Pickens Hall to be demolished is 40,232 square feet and was constructed in 1962 (62 years old). The new building to be constructed will be 56,000 square feet. It will be utilized by approximately 800 students and 60 faculty/staff.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance $7 million at September 10, 2024) and Other, Accumulated Maintenance Funds (uncommitted balance $60.5 million at June 30, 2024). Accumulated Maintenance Funds is the accumulated fund balance transferred to the Plant Fund. The project is expected to result in a decrease of $153,870 (years 1 thru 3), in annual operating expenditures. The new building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of $625,053 over 30-years. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $26,000,000 funded Appropriated State (nonrecurring) and Accumulated Maintenance Funds. Contract execution is expected in January 2025 and completion of construction in December 2026.

13. Project: York Technical College
H59.6171: Renovate H Building

Request: Establish Phase II Full Construction Budget to renovate the Administrative Building.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 7 in FY25 (estimated at $7,000,000)
Phase I Approval: June 2021 (estimated at $3,270,818) (SFAA)
Supporting Details: Pages 253-274

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18) (p), (York Technical College)				500,000	500,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(xiii), (York Technical College)				2,000,000	2,000,000
Other, College Capital Reserve	49,063		49,063	4,450,937	4,500,000
All Sources	49,063		49,063	6,950,937	7,000,000

Summary of Work: The project will modernize the carpet, walls, HVAC, and lighting. ADA accessibility improvements will also be made to meet current codes. Asbestos abatement will be completed as required. The existing roof is approximately 21 years old and is in good condition so only minor roof repairs will be completed.

Rationale: The building has not undergone any changes since 1996.

Facility Characteristics: Building H is 15,340 square feet and was constructed in 1970 (54 years old). The building houses Academic & Student Affairs, Business Services, Accounting, Human Resources, College Advancement, Information Services, Institutional Effectiveness, and leadership. 475 faculty and staff use this building throughout the year. Approximately 40 staff permanently work in the building.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance $4 million at September 18, 2024), FY24 Appropriated State (nonrecurring) (uncommitted balance $2 million at September 18, 2024), and Other, College Capital Reserve Funds (uncommitted balance $30 million at September 30, 2024). College Capital Reserve Funds are derived from excess revenues generated by college operations. The project is expected to result in a decrease of $927 (year 1), $955 (year 2), and $984 (year 3), in annual operating expenditures. The new building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of $272,392 over 30-years. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $7,000,000 funded Capital Reserve, Appropriated State (nonrecurring) and College Capital Reserve Funds. Contract execution is expected in August 2025 and completion of construction in January 2027.

14. Project: State Board for Technical and Comprehensive Education
H59.6331: Land Acquisition for AESC

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 14.43 acres in Florence County.

Included in CPIP: No – The project was not included in the 2024 CPIP in error.
Supporting Details: Pages 275-290

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, (B) Section 3.6 (12), (State Board for Technical and Comprehensive Education – readySC)				20,000	20,000
All Sources				20,000	20,000

Rationale: The property is being acquired to fulfill a contractual obligation to the Automotive Energy Supply Corporation (AESC) to construct a training center in Florence to support the corporation's new nearby electric vehicle (EV li-ion) battery manufacturing facility being constructed in project H59-6243.

Characteristics: The property to be acquired is +/- 14.43 acres.

Financial Impact: The property is being offered by Florence County Council for $5. The due diligence activities will be funded by FY25 Appropriated State (nonrecurring) Funds (uncommitted balance $5,000,000 at September 24, 2024). The project is not expected to result in any change in annual operating expenditures. After the property is acquired, a training center will be constructed with an estimated cost of $25,500,000 which will be funded by economic development funds.

Full Project Estimate: $20,005 (internal) funded by Appropriated State (nonrecurring) Funds.

15. Project: Department of Administration
D50.6170: SC Archives & History Building - SCHAC Office Renovations

Request: Establish Phase I Pre-Design Budget to renovate office spaces for the SC Human Affairs Commission.

Included in CPIP: No – The need for the project was unknown at the time of the 2024 CPIP submission.
Supporting Details: Pages 291-300

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				3,000	3,000
Other, SCHAC General				4,239	4,239
Other, EEOC				2,118	2,118
Other, HUD				2,118	2,118
All Sources				11,475	11,475

Summary of Work: The project will install new flooring, wall finishes, structure open spaces to create additional offices, update the break room and work room, complete associated electrical, plumbing and HVAC work, and abate hazardous materials as required.

Rationale: The SC Human Affairs Commission is relocating to the space and the office space requires renovations to accommodate current and future staff.

Facility Characteristics: The area to be renovated in the SC Archives & History Building is approximately 11,293 square feet and was constructed in 1997 (27 years old). Approximately 65 staff and various annual visitors will utilize the renovated office space.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance $2.5 million at September 20, 2024), Other, SC Human Affairs Commission (uncommitted balance $600K at September 20, 2024), Other, Equal Opportunity Commission (uncommitted balance $1.6 million at September 20, 2024), and Other, Housing and Urban Development (uncommitted balance $1.5 million at September 20, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. SC Human Affairs Commission Funds are provided through state appropriations for the agencies operations. Equal Opportunity Commission Funds are provided through a work sharing agreement vouchers with the US Equal Opportunity Commission. Housing and Urban Development Funds are provided through a memorandum of understanding vouchers with the USC Department of Housing and Urban Development Agency. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $565,000 (internal) funded by Depreciation Reserve, SCHAC General, EEOC, and HUD Funds. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used for hazardous material testing.

16. Project: Department of Administration
D50.6171: Wade Hampton Building - 3rd Floor Renovations

Request: Establish Phase I Pre-Design Budget to renovate and update finishes in the Comptroller General's Office.

Included in CPIP: No – The funding for this project was obtained after the submission of the 2024 CPIP.
Supporting Details: Pages 301-310

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY25 Appropriated State, Proviso 118.20 (B)(58), (E12-Comptroller General Office Modernization)				18,750	18,750
All Sources				18,750	18,750

Summary of Work: The project will replace flooring and wall finishes, reconfigure office spaces for additional staff, replace current lighting with LED lighting, replace ceiling grid and tiles, create a break room for office staff, and abate hazardous materials as required.

Rationale: The 3rd floor has not been renovated in the last thirty (30) years and the flooring finishes are a trip hazard to staff.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (86 years old). Approximately 14,571 square feet on the 3rd floor will be renovated in this project. This space is utilized by approximately 40 staff members plus various visitors of the SC Comptroller General's Office.

Financial Impact: The project will be funded from Other, FY25 Appropriated State (nonrecurring) Funds (uncommitted balance $1.25 million at September 16, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,250,000 (internal) funded by FY25 Appropriated State (nonrecurring) Funds.

17. Project: Department of Administration
D50.6144: Otarre Parkway Densification and Build Out

Request: Change Source of Funds and establish Phase II Full Construction Budget to densify and build-out support areas.

Included in CPIP: Yes – 2024 CPIP Priority 27 of 27 in FY25 (estimated at $5,486,750)
Phase I Approval: March 2024 (estimated at $5,486,750) (SFAA)
Supporting Details: Pages 311-318

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (33)				5,482,922	5,482,922
Other, Depreciation Reserve	82,000		82,000	(82,000)	
All Sources	82,000		82,000	5,400,922	5,482,922

Summary of Work: The project will densify and build-out support areas.

Rationale: The project will accommodate moving the Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and other Drug Abuse Services to 400 Otarre Parkway in Cayce.

Facility Characteristics: The 400 Otarre Parkway Building is 514,361 square feet and was constructed in 2010 (14 years old). The building will be occupied by the Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services, which include approximately 1,760 staff and various annual visitors.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance $5.48 million at November 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $5,482,922 funded by Appropriated State Funds. Contract execution is expected in February 2025 and completion of construction in May 2025.

18. Project: Office of the Adjutant General
E24.9859: Graniteville Armory Roof Repairs

Request: Establish Phase I Pre-Design Budget to replace the roof on the armory.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 20 in FY25 (estimated at $1,265,000)
Supporting Details: Pages 319-328

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				7,500	7,500
Federal, National Guard Bureau				7,500	7,500
All Sources				15,000	15,000

Summary of Work: The project will replace the standing seam metal roof system on the building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof has exceeded it's useful life by at least 20 years.

Facility Characteristics: The Graniteville Readiness Center is 20,381 square feet and was constructed in 1975 (49 years old). The armory supports 149 soldiers in the 1221 Engineer Route Clearing Company.

Financial Impact: The project will be funded from Appropriated Funds, Operating (uncommitted balance is $3 million at September 18, 2024), and Federal, National Guard Bureau Funds (uncommitted balance $10 million at September 18, 2024). The project is expected to result in a decrease of $1,000 (year 1), and $2,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: $1,265,000 (internal) funded by Operating and National Guard Bureau Funds.

19. Project: Office of the Adjutant General
E24.9860: McCrady Training Sites TT Enlisted Barracks Replacement

Request: Establish Phase I Pre-Design Budget for Barracks #1 and #2.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 20 in FY25 (estimated at $2,259,750)
Supporting Details: Pages 329-338

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				50,850	50,850
All Sources				50,850	50,850

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY2025 thru FY2029. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The size of the barracks (16-man or 32-man) will be determined during the Phase I process. All roofing material options will be evaluated during the Phase I process.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Site four barracks total 4,000 square and were moved from Fort Jackson to the McCrady Training Center in 1970 (54 years old). The new square footage of each of the new barracks to be constructed is estimated at 3,200 square foot each. These barracks support approximately 300 Army National Guard soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is $10 million at September 18, 2024). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in a decrease of $7,000 (year 1), $7,050 (year 2), and $7,100 (year 3), in annual operating expenditures.

Full Project Estimate: $4,026,000 (internal) for this phase of the project, funded by National Guard Bureau Funds. The total estimated cost of all four barracks is $10,677,750.

20. Project: Office of the Adjutant General
E24.9852: Armory Revitalizations 2024-2025

Request: Revise Scope and increase Phase I Pre-Design Budget to cover the design of Orangeburg and Manning and to remove Andrews and Saluda from the project.

Included in CPIP: Yes – 2024 CPIP priority 2 of 20 FY25 (estimated at $12,650,000)
Phase I Approval: December 2023 (estimated at $22,000,000)
Support Details: Pages 339-346

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	110,377		110,677	90,883	201,260
Federal, National Guard Bureau	110,376		110,376	80,884	201,260
All Sources	220,753		220,753	181,767	402,520

Summary of Work: This annualized project was established to complete significant repairs and replacements at the Clemson, Seneca, Andrews, and Saluda Readiness Centers. These items include roofing systems, windows, doors, water, sewer, HVAC, electrical, telecom systems, sidewalks, parking and road replacement and expansion. The design for Clemson and Seneca was previously approved. This request will add the design of Orangeburg and Manning and will remove Andrews and Saluda from the project. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities if there is a federally recognized unit assigned to the facilities. Due to equipment demands and the latest National Guard stationing plan, Andrews and Saluda are being replaced with Orangeburg and Manning.

Facility Characteristics: The Orangeburg Readiness Center is 26,268 square feet and was constructed in 1971 (53 years old). The Manning Readiness Center is 25,960 square feet and was constructed in 1994 (30 years old). The Orangeburg Readiness Center supports 341 soldiers, and The Manning Readiness Center supports 89 soldiers.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance $6 million on September 18, 2024), and Federal, National Guard Bureau Funds (uncommitted balance $10 million on September 18, 2024). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in a decrease of $1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: $12,117,794 (internal) to complete the Orangeburg and Manning Readiness Centers funded by Operating and National Guard Bureau Funds. The total estimated cost to complete all four readiness centers is $22,000,000.

21. Project: Office of the Adjutant General
E24.9856: NG Federal Facilities Revitalization

Request: Increase Phase I Pre-Design Budget to complete renovations, modifications, etc. to facilities maintained and operated by the agency.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 20 in FY25 (estimated at $1,181,050)
Phase I Approval: October 2024 (estimated at $617,825) (SFAA)
Supporting Details: Pages 347-356

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	9,255		9,255	9,151	18,406
All Sources	9,255		9,255	9,151	18,406

Summary of Work: This annualized project will complete renovations to the Combined Support Maintenance Site (CSMS), 10 Field Maintenance Shops, Army Aviation Support Facility 1, Army Aviation Support Facilities – Upstate, McCrady Training Center and Clarks Hill Training Site. When established, the Phase I amount included the design cost for the McCrady Training Center Building 3906. The renovations will allow for the facility to be used as a headquarters and classroom. The roof, exterior siding, sidewalks, doors, ceiling, lighting, and HVAC system will all be replaced. All roofing material options will be evaluated during the Phase I process. Interior layout changes will create a classroom and replace aging wood panel partition walls. Restroom modifications will be made to better suit for classroom use and the fixtures, plumbing and partitions will be updated. This Phase I increase will add the design for CSMS HVAC Repair, and the design for the Varn Lake Loop Road Improvements at McCrady Training Center. The CSMS HVAC units need to be replaced, and the Varn Lake Loop Road Improvements will pave the existing gravel road and adjacent parking areas.

Rationale: For the McCrady Training Center Building 3906, the renovations will allow for code and energy efficiency updates to re-purpose this 1970's structure to become home to the new Warrant Officer Candidate Accession Program as well as the existing Warrant Officer Candidate School. Proper classroom and administration facilities allow for accreditation of the Candidate Schools to continue selecting, training and developing leaders for the SC Army National Guard. At CSMS, the HVAC units have exceeded their useful life. The existing Varn Lake Loop Road is heavily traveled, and paving will improve travel and maintenance of the road.

Facility Characteristics: The McCrady Training Center Building 3906 is 4,186 square feet and was constructed in 1996 (28 years old). The entire building will be renovated as part of this project. The Combined Support Maintenance Site HVAC unit is approximately 27 years old, and the gravel Varn Lake Loop Road is approximately 40 years old. The McCrady Training Center supports 500+ soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is $10 million at September 18, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of $700 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: $1,227,050 (internal) for this phase of the project, funded by National Guard Bureau Funds. The total estimated cost of the project in its entirety is $6,289,451.

22. Project: Department of Veterans Affairs
E26.9905: Columbarium Expansion

Request: Establish Phase I Pre-Design Budget to expand the MJ Dolly Cooper State Veterans Cemetery.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 6 in FY26 (estimated at $1,430,000)
Supporting Details: Pages 357-374

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Veterans Cemetery Grant Service				17,550	17,550
All Sources				17,550	17,550

Summary of Work: The project will construct six (6) additional Columbariums for the interment of cremated remains at the cemetery. The columbarium walls to be constructed will be approximately 26 feet long by 3 feet wide and 6 feet high. They will be erected on two separate foundational concrete pads. One will measure 3,588 square feet and the other will measure 2,346 square feet.

Rationale: Based on National Cemetery Administration requirements, the SC Department of Veterans Affairs is required to expand the cemetery in order to meet the accommodation requirements for the interment of cremated remains for the next 10 years.

Facility Characteristics: Each Columbarium Wall will contain 200 niches for the interment of cremated remains. There will be a total of 1,200 niches added to the Columbarium grounds.

Financial Impact: The project will be funded from Federal, Veterans Cemetery Grant Service Funds (uncommitted balance $1.433 million at October 9, 2024). The project is expected to result in an increase of $900 (year 1), $1,200 (year 2), and $1,400 (year 3), in annual operating expenditures.

Full Project Estimate: $1,433,250 (internal) funded by Veterans Cemetery Grant Service Funds.

23. Project: Clemson University PSA
P20.9571: Pendleton Land Acquisition

Request: Establish Final Land Acquisition to acquire +/- 82.48 acres in Anderson County.

Included in CPIP: Yes - 2024 CPIP Priority 6 of 7 in FY25 (estimated at $20,000)
Phase I Approval: March 2024 (estimated at $20,000) (JBRC Staff)
Supporting Details: Pages 375-386

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Land Use	20,000		20,000	65,000	85,000
All Sources	20,000		20,000	65,000	85,000

Rationale: Clemson University PSA is interested in acquiring this property to protect a portion of one of the most ecologically sensitive areas of the Clemson Experimental Forest (CEF), and in the upstate, from the pressures of high-density development which would negatively impact the ecosystem of this area as well as the teaching and research that can be done.

Characteristics: The +/-82.48-acre property is located on Dalton Road in Pendleton and is immediately adjacent to the Clemson Experimental Forest (CEF). The CEF is public land available to the University's students, faculty, and staff and to those who live in the surrounding communities who visit and have an interest in the CEF. Based on usage of other areas of the CEF, Clemson estimates that approximately 50,000 individuals may use the property for recreational purposes, in addition to the approximately 30,000 students, faculty, and staff who will have access to the property for research and education. Currently, the university estimates its usage of the CEF is approximately 50,000 visitors per year.

Financial Impact: The property is offered by Naturaland Trust as a donation, however, the university has agreed to reimburse The Naturaland Trust for costs incurred related to acquiring the property from the previous owner. These costs will be funded from Land Use Funds (uncommitted balance $851K at October 28, 2024). Revenue to this fund is generated through timber sales, land swaps, lease, and similar transactions on Clemson Experimental Forest Lands. No construction or renovations are anticipated to be done on the property. Although not required, an appraisal was completed in October 2023 and valued the property at $2,640,000. A Phase I Environmental Site Assessment was completed in March 2024 and revealed a recognized environmental conditions (REC) in connection with the property. The assessment noted that The Naturaland Trust entered into a Voluntary Cleanup Contract (VCC) with the SC DHEC in January 2024. According to the VCC Assessment Report completed in December 2023, there were several detections of compounds reported above their applicable thresholds. It further noted that the detections are potentially related to the landfill areas located on the property. The Phase I Environmental Site Assessment therefore concluded that the exceedances of regulatory thresholds as reported by the sampling performed in the VCC Assessment Report, observed former landfill areas and groundwater monitoring wells located on the property, and the enrollment of the property within a VCC with the SC DHEC to represent a REC. The Phase I Environmental Site Assessment report recommends continued cooperation with the SC DHEC to fulfill the requirements of the VCC through completion. The VCC was approved and executed by DHEC on December 18, 2023, after submission and approval of the associated VCC work plan. The Declaration of Covenants and Restrictions was recorded on June 20, 2024. The Certificate of Completion for the VCC was issued on July 19, 2024, acknowledging completion of the assessment obligations under the contract. The university is accepting of the VCC and associated work plan, as well as the covenants and restrictions, and had the opportunity to review them prior to them being accepted, approved, and recorded. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit organization. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $85,000 funded by Land Use Funds.

24. Project: Department of Natural Resources
P24.6045: Barnwell - Barnwell State Fish Hatchery Renovation

Request: Establish Phase I Pre-Design Budget to complete renovations to the hatchery in Barnwell County.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 62 in FY25 (estimated at $3,100,000)
Supporting Details: Pages 387-396

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)				320,000	320,000
All Sources				320,000	320,000

Summary of Work: The project will complete major renovations and upgrades needed to efficiently produce fish populations. These renovations include extensive site improvements, recontouring pond, water supply and electrical infrastructure improvements, renovating the fish house and constructing a storage building that supports production needs required to meet hatchery production goals, Additionally, a new Hatchery Managers' residence will be constructed to replace the one that was demolished a few years ago. All roof material options will be evaluated during the Phase I process.

Rationale: This facility will play a vital role in propagating those species of fish in sizes required for stocking public waters and providing fishing opportunities.

Facility Characteristics: The hatchery was constructed in 1947 (77 years old) and sits on approximately 17-acres within the Barnwell city limits. The Barnwell State Fish Hatchery was closed in 2003 due to budget reductions, reopened under caretaker status in 2015, and restaffing began in late 2020. There will be 2 full-time employees at the hatchery.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance is $1 million at September 17, 2024). The project is expected to result in an increase of $75,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: $3,200,000 (internal) funded from Appropriated State (nonrecurring) Funds. The Phase I amount is 10% of the estimated cost to complete the project and the additional amount will be used to seek an engineering firm with expertise and experience in planning and designing optimized fish hatcheries.

25. Project: Department of Natural Resources
P24.6117: Beaufort-Turnure House Renovation

Request: Establish Phase I Pre-Design Budget to repair and renovate the Turnure House located at the Waddell Mariculture Center in Beaufort County.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 62 in FY25 (estimated at $500,000)
Supporting Details: Pages 397-406

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(84)(g), (Waddell Mariculture Center)				7,500	7,500
All Sources				7,500	7,500

Summary of Work: The project will complete interior and exterior renovations which include window replacement, HVAC upgrades, siding repair/replacement, kitchen and bathroom upgrades, painting, flooring, ADA upgrades, electrical plumbing and associated components as needed.

Rationale: Because of its age and location near the coast, the house needs renovation and repair, not only to preserve the structure and prevent further deterioration, but to also make it energy efficient and ADA accessible.

Facility Characteristics: The Turnure House is 4,480 square feet and was constructed in 1929 (95 years old). The house serves as a dormitory for visiting scientists, college students, and researchers worldwide. The house and grounds are frequently used for community gatherings, public events and has historical value.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (nonrecurring) (uncommitted balance is $500K at September 16, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $500,000 (internal) funded from Appropriated State (nonrecurring) Funds.

26. Project: Department of Natural Resources
P24.6100: Georgetown – Cedar Island Dike Renovation

Request: Establish Phase II Full Construction Budget to complete renovations to the dike.

Included in CPIP: Yes – 2024 CPIP Priority 19 of 62 in FY25 (estimated at $4,049,367)
Phase I Approval: February 2024 (estimated at $3,989,524) (JBRC Staff)
Supporting Details: Pages 407-422

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(38)(g), (Upper Coastal Waterfowl Project Maintenance & Repair) (transfer from P24-9963)				6,250	6,250
FY17 Appropriated State, Proviso 118.16 (B)(38)(g), (Upper Coastal Waterfowl Project Maintenance & Repair) (transfer from P24-6014)				23,964	23,964
FY22 Appropriated State, Proviso 118.18 (B)(52)(c), (Waterfowl Areas Category 1)				1,500,000	1,500,000
FY23 Appropriated State, Proviso 118.19 (B)(44)(h), (Waterfowl Impoundments Infrastructure Maintenance)				736,878	736,878
FY24 Appropriated State, Proviso 118.19 (B)(37)(h), (Waterfowl Impoundments Infrastructure Maintenance)				943,769	943,769
Appropriated State, FY24 Carryforward				163,760	163,760
Other, Fish & Wildlife Protection	59,843		59,843	627,162	687,005
All Sources	59,843		59,843	4,001,783	4,061,626

Summary of Work: The project will repair and restore the existing dike system. The work will install /replace nine (9) rice field trunks to control water flow through the dike, an interior spillway box, 46,000 linear feet of berm re-establishment and dike re-topping /widening, 8,468 linear feet of interior dike re-topping, and one (1) corner berm re-establishment. Material for refurbishing the dikes and berms will come from the existing canal located inside the impoundments. To repair the dikes and install the trunks, earth moving equipment such as a track-hoe must be mobilized and transported by barge.

Rationale: Cedar Island is part of the Santee Coastal Reserve Wildlife Management Area (WMA) in Georgetown County. Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Cedar Island WMA.

Facility Characteristics: The existing dike system is for 2,705-acres of managed palustrine emergent wetlands on Cedar Island in Georgetown County.

Financial Impact: This phase of the project will be funded from FY17 Appropriated State (nonrecurring) (uncommitted balance $31K at September 16, 2024), FY22 Appropriated State (nonrecurring) (uncommitted balance $1.5 million at September 16, 2024), FY23 Appropriated State (nonrecurring) (uncommitted balance $995K at September 16, 2024), FY24 Appropriated State Funds (nonrecurring) (uncommitted balance is $944K at September 16, 2024), Appropriated State, FY24 Carryforward (uncommitted balance $2.41 million at September 16, 2024), and Other, Fish & Wildlife Protection Funds (uncommitted balance $3.38 million at September 16 ,2024). Fish & Wildlife Protection funds are derived from the sale of freshwater fisheries and wildlife licenses, permits, stamps, and tags. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $4,061,626 funded from Appropriated State (nonrecurring), Appropriated State, FY24 Carryforward, and Fish & Wildlife Protection Funds. Contract execution is expected in December 2024 and completion of construction in December 2025.

27. Project: Department of National Resources
P24.6044: Colleton – Bennett's Point Bank Stabilization

Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs to stabilize the shoreline at the DNR McKenzie Field Station.

Included in CPIP: Yes - 2024 CPIP Priority 9 of 62 in FY2025 (estimated at $1,000,583)
Phase I Approval: December 2021 (estimated at $660,583) (JBRC)
Phase II & Change Source of Funds Approval: June 2022 (estimated at $680,000) (JBRC)
Supporting Details: Pages 423-442

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, NOAA Coastal Zone Mgmt. Grant	9,909	650,674	660,583	340,000	1,000,583
Other, Water Recreation Resources		19,417	19,417		19,417
All Sources	9,909	670,091	680,000	340,000	1,020,000

Summary of Work: This project will implement bank stabilization to prevent the continual loss of real estate and probable damage to structures. Stabilization measures considered consist of a combination of components including installation of a bulkhead in the most critical areas and living shoreline using a combination of natural materials and plantings to protect other shoreline areas.

Rationale: The consultant has advised that project of similar size and scope have been awarded in the general vicinity of Bennett's Point for higher-than-expected costs. The consultant contributes this to higher demand by the private sector along with the limited number of contractors that can perform this type of work. Over the years the shoreline has undergone significant erosion, resulting in a near vertical embankment scarp measuring up to 6'. Many areas are undercut with noticeable loss of soil. Numerous trees and bushes have fallen to the base of the scarp with the remaining tree roots exposed near the top. Left unchecked, the ongoing erosion could compromise existing pilings that support access to the floating docks as well as continue its migration to the 4,000 sf McKenzie Field Station, outdoor classroom, and other amenities.

Facility Characteristics: The McKenzie Field Station, located at 15819 Bennett's Point Road in Green Pond, SC, covers approximately 3.7 acres in the ACE basin and is managed by DNR, in cooperation with NOAA, for long term research, water monitoring, education, and coastal stewardship efforts. The western boundary of the field station abuts approximately 450 linear feet of shoreline along Mosquito Creek; a tidally influenced tributary of the Ashepoo River. The McKenzie Field Station averages 1,000 staff, partner and visiting researchers per year.

Financial Impact: This increase will be funded from Federal, Coastal Zone Management Estuarine Research Reserve Grant Funds (uncommitted balance $340K at September 16, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,020,000 funded by Coastal Zone Management Estuarine Research Reserve Grant, and Water Recreation Resources Funds. Contract execution is expected in February 2025 and completion of construction in August 2025.

28. Project: Department of National Resources
P24.6051: Charleston - MRRI Flood Protection

Request: Increase Phase II Full Construction Budget to provide flood protection to the Marine Resource Research Institute (MRRI) lab building at DNR's Fort Johnson Facility located on James Island.

Included in CPIP: Yes - 2024 CPIP Priority 12 of 62 in FY2025 (estimated at $1,304,235)
Phase I Approval: January 2022 (estimated at $645,000) (JBRC)
Phase II Approval: June 2022 (estimated at $644,500) (JBRC)
Supporting Details: Pages 443-452

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(52)(a), (Marine Resources Research Lab Shoreline Stabilization)	9,675	575,825	585,500		585,500
FY24 Appropriated State, Proviso 118.19 (B)(37)(c), (Marine Resources Coastal Infrastructure Maintenance)				730,367	730,367
Other, Marine Resource Program Income		59,000	59,000		59,000
All Sources	9,675	634,825	644,500	730,367	1,374,867

Summary of Work: This project will alleviate flooding by constructing a flood protection system along the Charleston Harbor side of MRRI. The flood "barrier" will be approximately 3 foot tall in order to protect the MRRI building foundation from King Tides. It will be a combination of an earthen type of berm and bulkhead. The earthen berm will be utilized where there is currently piping and plumbing at ground level or just under the surface as the berm can be built on top of these existing utilities. The bulkhead will be utilized in areas where the OCRM Critical Area line is too close to the MRRI structure. In these areas there is not enough space between the OCRM line and MRRI building to build an earthen berm.

Rationale: The increased construction costs is due to needing to use a steel sheet pile and the associated installation costs are approximately 3 times higher than the cost of vinyl. During the last two hurricane events the buffer zone between the buildings and harbor experienced significant damage leaving little protection against high-tides and flood waters. Currently king tides over-top, the bank and inundate the upland portion of the property causing flooding under the structure. Flooding infiltrates the building foundation which extends to the front of the building.

Facility Characteristics: The Marine Resource Research Institute (MRRI) is 56,000 square feet and was constructed in 1977 (47 years old). The facility houses the agencies laboratory for marine aquaculture and research projects and is utilized by 125 staff.

Financial Impact: This increase will be funded from Appropriated State, FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $10 million at September 16, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,374,867 funded by Appropriated State (nonrecurring), and Marine Resource Program Income Funds. Contract execution is expected in December 2024 and completion of construction in September 2025.

29. Project: Department of National Resources
P24.6079: Charleston-Ft. Johnson Historic Structures Renovations

Request: Increase Phase II Full Construction Budget to complete renovations to two (2) historic structures at Ft. Johnson.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 34 in FY2026 (estimated at $3,000,000)
Phase II Approval: June 2023 (estimated at $1,000,000) (Admin)
Supporting Details: Pages 453-462

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)	1,000,000		1,000,000		1,000,000
Appropriated State, FY24 Carryforward				200,000	200,000
All Sources	1,000,000		1,000,000	200,000	1,200,000

Summary of Work: The project will renovate the Marshlands House and the Bearden House (Quarantine Officers Quarters). The scope of work will focus on the envelope of both structures to include window repairs, siding and trim restoration, mortar repairs, porch railings and column replacements /repairs.

Rationale: The project addresses the deteriorating conditions of both structures. The houses are located on the Charleston harbor, and the salt water has been harsh on the exterior paint and woodwork. The project is required to preserve the integrity and historical significance of the structures inside and out.

Facility Characteristics: The Marshlands House is 7,500 square feet and was constructed in 1810 (214 years old). The Bearden House is 2,300 square feet and was constructed in the early 1900 (124 years old). The two historic structures contain DNR and Federal employees who do environmental work as well as education and outreach programs.

Financial Impact: This increase will be funded from Appropriated State, FY24 Carryforward Funds (uncommitted balance $2.28 million at September 16, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,200,000 funded by Appropriated State (nonrecurring), and Carryforward Funds. Contract execution is expected in December 2024 and completion of construction in July 2025.

30. Project: Department of National Resources
P24.9965: Lancaster-Spring Stevens Hatchery Renovation

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to complete renovations to the fish hatchery.

Included in CPIP: No – This project was overlooked during the 2024 CPIP submission process.
Phase II Approval: March 2017 (estimated at $800,000) (Admin)
Supporting Details: Pages 463-470

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(38)(c), (Springs Stevens Hatchery – Harvest Kettle Renovation)	800,000		800,000		800,000
Other, Fish & Wildlife Protection (transfer from P24-6003)				67,375	67,375
All Sources	800,000		800,000	67,375	867,375

Summary of Work: The project will replace the concrete harvest kettles and water control structures in each production pond and replace culverts and drainage lines as necessary. The fish house will be renovated to improve efficiency for harvest operations where fish are held prior to relocation into public waters.

Rationale: The increase is needed to cover increased costs for the new metal building system that will be installed in the fish house. This renovation project will improve efficiency by decreasing time and effort needed to harvest fish from the seven production ponds at the facility.

Facility Characteristics: The Spring Stevens Fish Hatchery is located outside of Heath Springs in Lancaster County. The fish hatchery is 1,650 square feet, of which 1,200 square feet will be renovated, and is 25+ years old. Approximately 5 to 12 individuals utilize the hatchery periodically during harvesting and transfer operations.

Financial Impact: This increase will be funded from Other, Fish & Wildlife Protection Funds (uncommitted balance $67K at September 16, 2024). Revenue to this fund is derived from the sale of freshwater fisheries and wildlife licenses, permits, stamps, and tags. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $867,375 funded by Appropriated State (nonrecurring), and Fish & Wildlife Protection Funds. Contract execution is expected in December 2024 and completion of construction in March 2025.

31. Project: Department of Natural Resources
P24.6067: Greenville-Bunched Arrowhead HP Land Acquisition (Spence Pond)

Request: Establish Final Land Acquisition to purchase +/- 29-acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 33 of 62 in FY25 (estimated at $235,000)
Phase I Approval: January 2024 (estimated at $235,000) (JBRC Staff)
Supporting Details: Pages 471-496

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	197,000	217,000
All Sources	20,000		20,000	197,000	217,000

Rationale: Acquisition of the property will extend the Forty Acre Rock Heritage Preserve and will be open to the public to engage in outdoor recreational activities as well as provide increased protection for the federally endangered Bunched Arrowhead. This tract builds upon other conservation lands in the Enoree Corridor for Bunched Arrowhead and federally threatened Dwarf-flowered Heartleaf (SWAP Highest, S2).

Characteristics: The property contains seepage wetlands along an unnamed creek below Spence Pond and is adjacent to the Enoree River. Piedmont seepage wetlands, characterized by constant moisture, slow moving water, and soils in a hydrated muck-sand suspension are extremely rare, and a limiting factor in the distribution of the Federally Endangered Bunched Arrowhead (Sagittaria fasciculata). Most of the seepage community on this property has been logged, resulting in a wetland dominated by herbaceous species.

Financial Impact: The property is offered by Naturaland Trust for $197,000. The acquisition will be funded from Other, Heritage Land Trust Funds (uncommitted balance $29.96 million at September 17, 2024). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal was completed in March 2024 and valued the property at $275,000. A Phase I Environmental Site Assessment was completed in April 2024 and found no evidence of recognized environmental conditions in connection with the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls. The project is expected to result in an increase of $2,500 (year 1), $1,500 (year 2), and $1,000 (year 3) in annual operating expenditures.

Full Project Estimate: $217,000 funded by Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

32. Project: Department of Natural Resources
P24.6069: Greenville-Chestnut Ridge HP Land Acquisition (Monroe Simms Tract)

Request: Establish Final Land Acquisition to purchase +/- 16.22-acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 34 of 62 in FY25 (estimated at $130,000)
Phase I Approval: January 2024 (estimated at $136,000) (JBRC Staff)
Supporting Details: Pages 497-532

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection (Deer)	20,000		20,000		20,000
Other, Heritage Land Trust				115,000	115,000
All Sources	20,000		20,000	115,000	135,000

Rationale: Acquisition of the property will extend the Chestnut Ridge Preserve Forty Acre Rock Heritage Preserve and will be open to the public to engage in outdoor recreational activities. The location of this tract will provide a buffer to future development pressure.

Characteristics: The property is located near the Chestnut Ridge Heritage Preserve and contains in-tact mixed oak/pine forest, a healthy stream corridor and headwaters of Green Creek, a tributary to the South Pacolet River.

Financial Impact: The property is offered by Naturaland Trust for $115,000. The acquisition will be funded from Other, Heritage Land Trust Funds (uncommitted balance $29.96 million at September 17, 2024). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal was completed in February 2024 and valued the property at $205,000. A Phase I Environmental Site Assessment was completed in March 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. The project is expected to result in an increase of $2,500 (year 1), $1,500 (year 2), and $1,000 (year 3) in annual operating expenditures.

Full Project Estimate: $135,000 funded by Fish & Wildlife Protection (Deer), and Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

33. Project: Department of Parks, Recreation & Tourism
P28.9863: Property Acquisition – Wingard Property

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 65 acres and a house in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at $7,500,000 – this component estimated at $2,520,000)

Supporting Details: Pages 533-554

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)				20,000	20,000
All Sources				20,000	20,000

Rationale: The property will add more conservation acreage to the total footprint of Paris Mountain State Park and will provide more recreational opportunities for people as well as reduce the impact on the current property and will allow more people to access the park as the part is regularly filled to capacity.

Characteristics: The property is located off of State Park Road and abuts the northeast boundary of Paris Mountain State Park. The property consists of 65 wooded acres with a 1,900 square foot single family residence.

Financial Impact: The property is offered by Robert S. Bonheim, Jr. of Bedford Va. to Naturaland Trust for the proposed purchase price of $2,900,000. Once acquired, Naturaland Trust will offer the property to the state for the proposed purchase price of $2,500,000. The due diligence activities will be funded by FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $408K at August 27, 2024). No construction or renovations are intended to be completed on the property; however, the Building Condition Assessment will reveal if any renovations are needed for the structure located on the property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $2,520,000 (internal). Acquisition of the property will be funded from Land and Water Conservation Federal Grant, and SC Office of Resilience Funds.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

34. Project: Department of Parks, Recreation & Tourism
P28.9864: Property Acquisition – Glassy Mountain Foothills

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 365 acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at $7,500,000 – this component estimated at $2,520,000)

Supporting Details: Pages 555-574

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)				20,000	20,000
All Sources				20,000	20,000

Rationale: The property will add more conservation acreage with public access and outdoor recreation opportunities for residents of the upcountry. The property will provide important wildlife corridors for animals to connect from the foothills to the escarpment through Chestnut Ridge Heritage Preserve and the Greenville Watershed.

Characteristics: The property is located off of State Park Road and abuts the northeast boundary of Paris Mountain State Park. The property consists of 65 wooded acres with a 1,900 square foot single family residence.

Financial Impact: The property is offered by R&H Inc. to Naturaland Trust for the proposed purchase price of $3,200,000. Once acquired, Naturaland Trust will offer the property to the state for the proposed purchase price of $2,500,000. The due diligence activities will be funded by FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $408K at August 27, 2024). No construction or renovations are intended to be completed on the property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $2,520,000 (internal). Acquisition of the property will be funded from Land and Water Conservation Federal Grant, and Conservation Bank Funds.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

35. Project: Department of Parks, Recreation & Tourism
P28.9841: Property Acquisition – Black River Cold Creek

Request: Establish Final Land Acquisition to purchase +/- 178.76 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 31 of 37 in FY25 (estimated at $662,000)
Phase I Approval: March 2024 (estimated at $662,000) (JBRC)
Supporting Details: Pages 575-670

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000	31,500	51,500
FY25 Appropriated State, Operating				221,215	221,215
Other, SC Conservation Bank - FY25 Appropriated State, Operating,				221,216	221,216
All Sources	20,000		20,000	473,931	493,931

Rationale: Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. The agency's presence in the region will help spur visitation and tourism in an economically depressed part of the state. The tract will connect the Mingo Creek Paddle experience with a broader paddling experience on the Black River.

Characteristics: The property consists of bottomland hardwood forest and undeveloped riverfront on the freshwater tidal reach of Mingo Creek in the Winyah Bay estuary. The Black River provides significant habitat for waterfowl, resident and migratory songbirds and wading birds.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for $442,431. The acquisition will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance $408K at August 27, 2024), FY25 Appropriated State, Operating (uncommitted balance $1.2 million at October 31, 2024), and Other, SC Conservation Bank FY25 Appropriated State, Operating Funds (uncommitted balance $13.5 million at October 31, 2024). An appraisal was completed in April 2024 and valued the property at $642,000. A Phase I Environmental Site Assessment was completed in May 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $493,931 funded Appropriated State (nonrecurring), SC Conservation Bank, and Park Revenue Funds. This request is asking for an additional $31,500 for additional survey work that was needed to delineate the tract and confirm the acreage.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

36. Project: Department of Parks, Recreation & Tourism
P28.9842: Property Acquisition - Black River Mingo Creek

Request: Establish Final Land Acquisition to purchase +/- 664.31 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 32 of 37 in FY25 (estimated at $1,620,000)
Phase I Approval: March 2024 (estimated at $1,620,000) (SFAA)
Supporting Details: Pages 671-692

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
FY25 Appropriated State, Operating				34,295	34,295
Federal, NOAA Grant				1,493,500	1,493,500
All Sources	20,000		20,000	1,527,795	1,547,795

Rationale: Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. The agency's presence in the region will help spur visitation and tourism in an economically depressed part of the state. The tract will connect the Mingo Creek Paddle experience with a broader paddling experience on the Black River.

Characteristics: Portions of the Black River/Mingo Creek are floodplain forest and have a unique flora and fauna with creeks that traverse the property and waterfalls.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for $1,493,500. The acquisition will be funded from FY25 Appropriated State, Operating Funds (uncommitted balance $1.2 million at October 31, 2024), and Federal, National Oceanic and Atmospheric Administrative Grant Funds (uncommitted balance $1.5 million at October 29, 2024). The Federal Funds is a federal grant opportunity funded through the 2022 Bipartisan Infrastructure Reserves. An appraisal was completed in October 2024 and valued the property at $2,170,000. A Phase I Environmental Site Assessment was completed in May 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,547,795 funded by Appropriated State (nonrecurring) and National Oceanic and Atmospheric Administrative Grant Funds. This request is asking for an additional $34,295 for additional survey work that was needed to confirm the acreage.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

37. Project: Department of Labor, Licensing and Regulation
R36.9517: Assess, Update and Repair ARFF Training Prop

Request: Establish Phase II Full Construction Budget to upgrade the Aircraft Rescue and Firefighting (ARFF) Fuel Spill Trainer (FST) and the Specialized Aircraft Fire Trainer (SAFT) at the State Fire Academy.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at $725,000)
Phase I Approval: June 2024 (estimated at $912,600) (JBRC)
Supporting Details: Pages 693-704

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Revenue	13,689		13,689	912,927	926,616
All Sources	13,689		13,689	912,927	926,616

Summary of Work: The project will include reengineering, removing, and replacing operational controls, assemblies, gas lines, burners, thermocouples, pilot burners and gas detection equipment due to excessive use, corrosion, age, etc.

Rationale: These upgrades are required to ensure compliance with current fire training and safety guidelines established by the National Fire Protection Association 1402 Live Fire Training standards.

Facility Characteristics: The FST and SAFT include live fire training props within a shell of a simulated airplane, that include an airplane galley and cargo compartment fire, two engine fires, a wheel fire, and a separate full-scale airplane mockup that simulates a flammable liquid fuel spill fire around a plane. All the props are propane fueled and approximately 30 years old. Approximately 2,000 students, staff, and visitors utilize this equipment annually.

Financial Impact: The project will be funded from Other, Revenue Funds (uncommitted balance $18.11 million at September 9, 2024). Revenue to this fund is generated from tax collected on fire insurers. The project is expected to result in a decrease of $20,000 (year 1), and $10,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: $926,616 funded by Revenue Funds. Contract execution is expected in January 2025 and completion of construction in September 2025.

38. Project: Department of Employment and Workforce
R60.9544: C. Lem Harper Building - Replace Water Source Heat Pumps

Request: Establish Phase I Pre-Design Budget to replace the existing building water source heat pumps.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 4 in FY25 (estimated at $930,954)
Supporting Details: Pages 705-714

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				11,877	11,877
All Sources				11,877	11,877

Summary of Work: This project will replace 51 water source heat pumps required to heat and cool the buildings.

Rationale: The existing heat pumps are past their useful life, obsolete and cannot be repaired because many parts are no longer available.

Facility Characteristics: The C. Lem Harper Building is 47,660 square feet and was constructed in 1992 (32 years old). The heat pumps are original to the building. The building is utilized by the Department of Employment and Workforce – Lower Authority Appeals, Higher Authority Appeals, Appellate Panel, Benefits Accuracy Measurement Group, and Migrant Seasonal Farm Workers Advocacy. Approximately 75 staff utilize the facility full time and 2,500 staff use the auditorium on an annual basis for training, seminars, and other meetings.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance $80.87 million at September 17, 2024). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $991,863 (internal) funded by Contingency Assessment Funds.

39. Project: Department of Employment and Workforce
R60.9542: DEW Columbia Facilities - Fire Alarm Systems Renovations

Request: Establish Phase II Full Construction Budget to replace the fire alarm systems in three buildings.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at $441,750)
Phase I Approval: March 2024 (estimated at $441,750) (JBRC)
Supporting Details: Pages 715-745

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	5,550		5,550	694,759	700,309
All Sources	5,550		5,550	694,759	700,309

Summary of Work: This project will renovate the fire alarm systems in The Midlands Workforce Center, the C. Lem Harper Building, and the Warehouse. This project will only replace the fire alarm systems control panels and associated hardware, software, and smoke detectors. The fire alarm system ethernet will remain in place.

Rationale: The manufacturer of the fire alarm systems will no longer support the existing systems after December 31, 2023.

Facility Characteristics: The Midlands Workforce Center is 23,917 square feet and was constructed in 1984 (40 years old). The existing fire alarm systems were installed in 2004 (20 years old.) Approximately 45 Department of Employment and Workforce staff and partner agencies utilize the building daily. The C. Lem Harper Building is 47,660 square feet and was constructed in 1992 (32 years old). Approximately 75 staff utilize the facility full time and 2,500 staff use the auditorium on an annual basis for training, seminars, and other meetings. The Warehouse is 23,364 square feet and is utilized by 9 staff daily.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance $80.87 million at September 17, 2024). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $700,309 funded by Contingency Assessment Funds. Contract execution is expected in September 2025 and completion of construction in December 2025.

AGENCY: Public Institutions of Higher Learning

SUBJECT: Permanent Improvement Projects Approved by Governing Boards Pursuant to SC Code Section 2-47-52(B)

Section 2-47-52(B) of the South Carolina Code provides:

> [P]ermanent improvement projects proposed by public institutions of higher learning as defined in Section 59-103-5, including their related public service activities, are exempt from the requirements of Section 2-47-50 where the costs of the permanent improvements do not exceed ten million dollars for research universities as identified in Section 11-51-30(5) or two million five hundred thousand dollars for all other public institutions of higher learning so long as the institution's governing board votes to approve the project in a public session; provided, however, that acquisitions of land, buildings or other structures, and capital lease purchases of facility acquisitions or construction as defined in items (1), (2), and (3) of Section 2-47-50(D) are subject to review by the committee regardless of cost. Institutions shall provide a report of projects approved by their governing boards pursuant to this subsection, and work on existing facilities including their renovation, repair, maintenance, alteration, or demolition, to the Joint Bond Review Committee and the State Fiscal Accountability Authority of the previous fiscal year's approved projects that meet the same criteria of this subsection by November fifteenth of each year.

Timely reports received by the committee in accordance with this statutory requirement are summarized as follows.

	Projects	Total
Clemson University	7	$23,800,000
Coastal Carolina University	2	$3,950,000
College of Charleston	--	--
Francis Marion University	1	$1,500,000
Lander University	--	--
Medical University of South Carolina	--	--
South Carolina State University	--	--
The Citadel	--	--
University of South Carolina	--	--
Winthrop University	--	--
State Technical College System	0	$0
Total		$29,250,000

These permanent improvement projects are exempt only from the approval provisions of Section 2-47-50; the projects are subject to the other provisions of Chapter 47 of Title 2, along with any applicable policies and procedures of the committee.

COMMITTEE ACTION:

Receive as information.

ATTACHMENT:

1. Public Institutions of Higher Education Permanent Improvement Projects Approved by Governing Boards Pursuant to SC Code Section 2-47-52(B).

Public Institutions of Higher Learning
Permanent Improvement Projects Approved by Governing Boards
Pursuant to SC Code Section 2-47-52(B)

Institution	Project	Estimate
The Citadel	None Submitted	-
Clemson University	Reflection Pond Site Improvements	2,600,000
Clemson University	McCarter Family IPTAY Center Bottom Floor Renovations	3,000,000
Clemson University	Fernow Street Café	3,000,000
Clemson University	Kite Hill Parking	4,200,000
Clemson University	Research Infrastructure	4,200,000
Clemson University	R-4 Parking Lot	2,500,000
Clemson University	Upgrades to Madren Kitchen	4,300,000
Coastal Carolina	Brooks Stadium Digital Footprint Upgrades	2,000,000
Coastal Carolina	CINO Grill Renovation	1,950,000
College of Charleston	None Submitted	-
Francis Marion University	Engineering Facility	1,500,000
Lander University	None Submitted	-
Medical University of South Carolina	None Submitted	-
South Carolina State University	None Submitted	-
Technical College System	None Submitted	-
University of South Carolina	None Submitted	-
Winthrop University	None Submitted	-

AGENCY: Joint Bond Review Committee

SUBJECT: Proposed Amendments to Act 214 of 2024 for Submission, Review, and Approval of Permanent Improvement Projects and Other Matters

Act 214 of 2024 among other things amended the provisions of Chapter 47 of Title 2 (Joint Bond Review Committee), including establishment, review, and approval requirements for permanent improvement projects. Following review of these provisions at its meeting on October 8, 2024, the Committee recommended development of further legislation to:

1. Clarify the responsibilities for submission and recommendations of permanent improvement projects by the Department of Administration as they existed following enactment of the Restructuring Act of 2014 and prior to enactment of Act 214 of 2024;
2. Reinstate or establish new permanent improvement project approval thresholds for the Department of Administration and the State Fiscal Accountability Authority;
3. Re-evaluate certain provisions of Act 214 that may be moot, ambiguous, or in conflict with each other or the intent of the General Assembly; and
4. Limit any further legislation to solely address provisions promoting clarity and process efficiency, and not further accommodations for regulatory relief beyond that included within Act 214.

As further directed by the Committee, Committee staff engaged with staff of the Senate Finance and House Ways and Means Committees, the Department of Administration, and the Authority in the development of legislation consistent with these recommendations, a draft of which is included with this item.

The proposed amendments to Sections 2-47-30 through 2-47-40 refine and clarify the roles and responsibilities of the Department of Administration, the Authority, and the Committee as they existed following the Restructuring Act of 2014; and prescribe the information required for establishment of permanent improvement projects.

Section 2-47-50 clarifies the role of the Department of Administration in the preparation of submissions; clarifies statutory requirements for legislative authorizations; refines language concerning changes in scope for permanent improvements; refines the project definitions adopted in Act 214; and makes other changes to conform with other provisions of the statute.

Section 2-47-52 is refined to reinstate the approval authority of the Department of Administration for projects undertaken by state agencies exceeding $250,000 but not exceeding $2,500,000,[1] subject to the prior review of the Committee; and establishes an approval threshold for the Authority for agency projects exceeding $2,500,000; permits the Committee to delegate certain review responsibilities to staff provided such delegation does not exceed $1,000,000; maintains the same exemption thresholds for research universities and other higher education institutions as adopted in Act 214, but clarifies that changes in scope or budget for projects that would exceed the exemption thresholds require requisite review and approval; and provides

[1] Conformed with exemptions granted by Act 214 of 2024 to higher education institutions.

clarity that the university board approval of permanent improvement projects must be conducted in public meeting in open session. The section is further refined to clarify that annual reports provided by the higher education institutions must be provided in form and substance prescribed by the Committee.

Section 2-47-52 is also refined to strike a provision permitting engagement of professional firms to the extent that the Phase I review and approval process was rendered moot. This section is further refined to reinstate provisions of prior law; and clarify that permanent improvements specifically authorized and fully funded by the legislature are not subject to the review and approval requirements of the statute.

Finally, Section 2-47-52 is refined to provide specific authorization for the Committee to establish policies, reporting, and other requirements to further the purposes of the statute.

Section 10-1-180 is refined to strike and refine provisions left unaddressed in the 2014 Restructuring Act, including a provision that permitted the State Budget and Control Board in certain circumstances to reallocate funding for permanent improvements, including appropriations; and to eliminate provisions conflicting with Sections 2-47-50 and -52.

Section 10-1-180 is further refined to update building and other code references, and to provide that appeals as to application of certain code requirements for state buildings may be directed to the executive director of the Authority, who has statutory responsibility for the Office of State Engineer, rather than to the Director of the Office of General Services, the responsibilities of whom have been transferred to the Department of Administration.

COMMITTEE ACTION:

Consider and provide further guidance as appropriate.

ATTACHMENTS:

1. Proposed amendments as summarized above.

SECTION 2-47-30. Powers and duties.

The committee is specifically charged with responsibilities, without limitation, to:

(1) review, prior to implementation, any permanent improvement project not specifically authorized by the General Assembly;

(2) study the amount and nature of existing general obligation and institutional bond obligations, and the capability of the State to fulfill such obligations based on current and projected revenues;

(3) recommend priorities of future bond issuance based on the social and economic needs of the State;

(4) recommend prudent limitations of bond obligations related to present and future revenue estimates;

(5) consult with independent counsel, advisors, and other authorities and fiscal officials to develop a body of knowledge that promotes prudent and efficient administration and management of capital assets and investments, and assist in the formulation of short- and long-term recommendations for consideration by the General Assembly;

(6) carry out all of the above assigned responsibilities in consultation and cooperation with the executive branch of government, the Department of Administration, and the State Fiscal Accountability Authority; and

(7) report its findings and recommendations to the General Assembly on such matters and at such times as are appropriate and advisable.

SECTION 2-47-35. Establishment of funding priorities.

No project authorized in whole or in part for capital improvement bond funding under the provisions of Act 1377 of 1968, as amended, may be implemented until funds have been made available and the committee, in consultation with the authority, has established priorities for the funding of the projects. The committee must report its determinations to the members of the General Assembly within thirty days of establishment of the funding priorities.

SECTION 2-47-40. Information to be furnished by agencies and institutions.

(A) Any agency or institution proposing establishment of any permanent improvement project subject to the review and approval requirements of this chapter must provide in such form and substance, and at such times, as the Department of Administration, in consultation with the committee and the authority, may prescribe:

(1) a complete description of the proposed project;

(2) a statement of justification for the proposed project;

(3) a statement of the purposes and intended uses of the proposed project;

(4) the estimated total cost of the proposed project;

(5) an estimate of the additional future annual operating costs associated with the proposed project;

(6) a statement of the expected impact of the proposed project on the five-year operating plan of the agency or institution proposing the project;

(7) a proposed plan of funding for the project, specifically identifying funds proposed from sources other than capital improvement bond authorizations; and

(8) the priority of each project among those proposed.

(B) The Department of Administration must provide a copy of each project proposal, justification statement, and supporting documentation for any permanent improvement project requiring review or approval in accordance with the provisions of this chapter.

(C) No provision in this section or elsewhere in this chapter is to be construed to limit in any manner the prerogatives of the committee and the General Assembly with regard to recommending or authorizing permanent improvement projects and the funding such projects may require.

SECTION 2-47-50. Establishment of permanent improvement projects; review of proposed revisions; "permanent improvement project" defined.

(A) Each permanent improvement project subject to review and approval in accordance with the provisions of this chapter must be formally established before actions of any kind may be undertaken in any way to implement the project. No expenditure of any funds for any services or for any other project purpose may be contracted for, delivered, or otherwise provided prior to the date of the formal action to establish the project; provided, however, that agencies and institutions may advertise and interview for project architectural and engineering services for a proposed project so long as the architectural and engineering contract is not awarded until after the project is formally established in accordance with the provisions of this chapter.

(B) Any proposal to fund all or any part of any project using any funds not previously authorized by the General Assembly specifically for the project, or otherwise using any funds not previously approved for the project, must be referred for review and approval in accordance with the provisions of this chapter.

(C) Any proposed revision of the scope or the budget of an established permanent improvement project deemed to be substantial must be referred for review and approval in accordance with the provisions of this chapter prior to any final action implementing the revision. The permanent improvement project proposal, justification statements, and any supporting documentation considered at the time the project was originally authorized or established must be utilized in making determinations regarding changes in project scope. Any proposal to increase the budget of a previously approved project using any funds not previously approved for the project must in all cases be deemed to be a substantial revision of a project budget and must be referred for review and approval in accordance with the provisions of this chapter.

(D) For purposes of this chapter, a permanent improvement or a permanent improvement project is any improvement meeting the definition of a capital improvement under generally accepted accounting principles including, without limitation:

(1) acquisition of land;

(2) acquisition, as opposed to the construction, of buildings or other structures;

(3) any facility acquired or constructed, and financed in whole or in part, by bonds, indebtedness, installment payments, or other borrowed funds, regardless of cost or payment obligation;

(4) new construction;

(5) work on existing facilities including their renovation, repair, maintenance, alteration, or demolition;

(6) architectural and engineering and other types of planning and design work that is intended to result in a permanent improvement project; excluding, however, master plans and feasibility studies;

(7) equipment that either becomes a permanent fixture of a facility or does not become permanent but is included in the construction contract; and

(8) any project authorized by the General Assembly including, without limitation, any project funded by appropriated capital improvement bond funds, capital reserve funds, state appropriated funds, or state infrastructure bond funds.

(E) Any capital improvement that meets the above definition is subject to the provisions of this chapter, regardless of the source of funds.

SECTION 2-47-52. Permanent improvement project limits.

(A) Except as otherwise provided in this section, permanent improvement projects are subject to establishment by and approval of the Department of Administration following review by the committee where the costs of the permanent improvements exceed two hundred fifty thousand dollars; provided, however, that acquisitions of land, buildings or other structures, and facilities acquired or constructed, and financed in whole or in part, as defined in items (1), (2), and (3) of Section 2-47-50(D) are subject to establishment by and approval of the Department of Administration following review by the committee, regardless of cost. The committee may assign to its designated staff responsibility for review of new construction, work on existing facilities, planning and design work, and acquisition or replacement of equipment as defined in items (4), (5), (6), and (7) of Section 2-47-50(D), provided the costs of the permanent improvements do not exceed one million dollars.

(B) Except as otherwise provided in this section, permanent improvement projects are subject to establishment by the Department of Administration following review by the committee and approval of the authority where the costs of the permanent improvements exceed two million five hundred thousand dollars.

(C) Permanent improvement projects proposed by public institutions of higher learning as defined in Section 59-103-5, including their related public service activities, are exempt from the establishment, review, and approval requirements of this section where the costs of the permanent improvements, including any proposed revisions to the scope or budget of the project, do not exceed ten million dollars for research universities as identified in Section 11-51-30(5) or two million five hundred thousand dollars for all other public institutions of higher learning; provided, however, that acquisitions of land, buildings or other structures, and facilities acquired or constructed, and financed in whole or in part, as defined in items (1), (2), and (3) of Section 2-47-50(D) are subject to the provisions of this chapter regardless of cost. Any permanent improvement project established pursuant to the exemption provided by this subsection must be approved by the governing board of the institution in a public meeting in open session. No later than November fifteenth of each year, the institution must furnish to the Department of Administration, the committee, and the authority a report of all permanent improvement projects established during the immediately preceding fiscal year pursuant to the exemption provided by this subsection. The report must be furnished in such form and substance as may be prescribed by the committee.

(D) Notwithstanding any other provision of this section, permanent improvement projects specifically authorized with full funding appropriated or designated by the General Assembly must be established by the Department of Administration in accordance with the provisions of this chapter; provided, however, that such permanent improvement projects are not subject to the review and approval requirements of this chapter.

(E) Notwithstanding any other provision of this section, the committee may establish policies, reporting, and other requirements necessary to accomplish the purposes of this chapter.

SECTION 2-47-56. Source of funds; acceptance of gifts-in-kind for architectural and engineering services.

For purposes of this chapter, the term "source of funds" includes, without limitation, gifts, gifts-in-kind, and donations; and when used as a financial resource to defray any cost of a permanent improvement project, the amount of the source of funds from such gifts, gifts-in-kind, and donations is the value of the gift, gift-in-kind, or donation. Each state agency and institution may accept gifts-in-kind for architectural and engineering services and construction following review by the committee or its designated staff in accordance with the provisions of Section 2-47-52.

CONFORM SECTION 10-1-180

SECTION 10-1-180. Expenditure of funds by state agency subject to approval and regulation of State Budget and Control Board; exceptions.

All construction, improvement, and renovation of state buildings and infrastructure facilities shall comply with the following nationally recognized codes and the standards referenced in those codes: the Building, Residential, Existing Building, Fuel Gas, Plumbing, Mechanical, Fire, Energy, Performance, Swimming Pool and Spa, Wildland and Urban Interface, and Private Sewage Disposal Codes as promulgated, published, or made available by the International Code Council, Inc.; the National Electrical Code as published by the National Fire Protection Association; and the National Electrical Safety Code as published by the Institute of Electrical and Electronics Engineers, all with the code editions, revision years, deletions, and adopted South Carolina Building Codes Council modifications as specified in the Manual For Planning and Execution of State Permanent Improvements. The State Engineer shall determine the enforcement and interpretation of the aforementioned codes and referenced standards on state buildings. Any interested local officials shall coordinate their comments related to state buildings through the State Engineer and shall neither delay construction nor delay or deny water, sewer, power, other utilities, or firefighting services. Agencies may appeal to the executive director of the State Fiscal Accountability Authority regarding the application of these codes to state buildings.

AGENCY: South Carolina State Housing Finance and Development Authority

SUBJECT: Proposed 2025 Qualified Allocation Plan

As the state-designated allocating agency for the federal Low Income Housing Tax Credit, the South Carolina State Housing Finance and Development Authority is responsible for the adoption of an annual Qualified Allocation Plan in accordance with Section 42 of the Internal Revenue Code.

Section 12-6-3795(C)(3) of the SC Code requires that any qualified allocation plan is subject to the prior review and comment of the Joint Bond Review Committee. Responsive to that requirement, the State Housing Authority has submitted a draft of its proposed Qualified Allocation Plan for 2025.

The 2025 Plan establishes among other things required documentation for applications, site requirements, applicant qualifications, limits on awards, market studies, tenant considerations, design criteria, and financial underwriting standards; and establishes policies and procedures for administration of the federal Low Income Housing Tax Credit and the State Housing Tax Credit. Development of the plan includes a formal process of public input, which may shape the plan and its provisions.

The 2025 Plan integrates statutory requirements that among other things limit the State Housing Tax Credit, refine the allocation of State Ceiling to private activity bonds as related to multi-family housing developments, and provide requirements for establishment of uniform competitive criteria for awarding State Tax Credits and State Ceiling to promote highest value and greatest public benefit.

The State Housing Authority has included with the submission of the 2025 Plan a summary of substantive changes as compared to the 2024 Plan. Once the 2025 Plan has received Committee review and comment, it will be finalized and provided to the Governor for his approval and signature.

COMMITTEE ACTION:

Review and provide comment on the proposed 2025 Qualified Allocation Plan in accordance with the provisions of Section 12-6-3795(C)(3) of the SC Code of Laws.

ATTACHMENTS:

1. Letter dated November 12, 2024, of Mr. Richard A. Hutto, Executive Director, South Carolina State Housing Finance and Development Authority.
2. 2025 Qualified Allocation Plan - Summary of Changes.
3. 2025 Qualified Allocation Plan.

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: 803.896.9001 TTY: 803.896.8831
SCHousing.com

November 12, 2024

F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee
312 Gressette Senate Office Building
Capitol Complex
Columbia, SC 29201

Re: Proposed 2025 Qualified Allocation Plan

Dear Mr. Harmon:

Enclosed you will find the proposed 2025 Qualified Allocation Plan ("2025 QAP"), recommended by South Carolina State Housing Finance and Development Authority, ("SC Housing") for review and comment of the Joint Bond Review Committee ("JBRC"). We respectfully request that this item be placed on JBRC's agenda for consideration at the December 2, 2024, meeting.

SC Housing received many comments during the period for public review and comment, which closed on November 4, 2024. The Agency welcomes the opportunity to receive feedback on the QAP's parameters, and strives to make a more sensible structure with every new round of allocations and in light of evolving needs in our state. Our agency has reviewed all public comments and incorporated them, where appropriate, following careful consideration. We are hopeful that our level of awareness, collaboration and the public's interest in our program will continue to lead to positive change – for the Agency and the state's citizens whom we serve.

The 2025 QAP was presented to the Program Committee of the Board of Commissioners of SC Housing on Wednesday, November 6, 2024, and will be presented for approval by the Board at the November 20, 2024, SC Housing Board Meeting. Following the review and comment by the JBRC, if no changes are made, SC Housing will deliver the proposed 2025 QAP to the Governor for final approval and execution.

Sincerely,

Richard A. Hutto, CPA
Executive Director

2025 Qualified Allocation Plan

Changes Summary

This document is intended to support the review of the draft of the 2025 QAP by describing proposed substantive changes.

Section	Proposed Changes
Application Review and Reconsideration, pg. 4	Add the missing document, disqualification and scoring review, and reconsideration processes
Targeting, pg. 14	Changed the total percentage of 3 and 4 bedrooms to a range of 20% - 35%
Rehabilitation, pg. 14	Increased the amount for hard construction cost and the amount of cost required for the interior of the unit
Appendix C1 – 9% LIHTC	
Award Limitations, pg. 2	• Maximum awards per developer - 2 • Maximum LIHTCs per development - $1,750,000 • County award limit - 1 new construction award
Groupings and Set-Asides, pg. 4-5	• Moved Anderson and Lancaster counties to Group A • Added Public Housing Authority set-aside
Size Requirements, pg. 7	Reduced the maximum number of units
Maximum LIHTCs per Unit and Basis Boost, pg. 7	• Removed the max. LIHTCs per unit • Removed the statewide basis boost
Proximity to Amenities and Jobs; Rural Area, pg. 7	• Increased the maximum points to 65 • Allow 2 amenities per category • Reduced the points for retail • Removed the services, public school and senior center amenities • Increased the distances for job points • Added points for being in a rural area defined by USDA
Affordability, pg. 10	Increased points for waiving the Qualified Contract process
Other Types of Credits, pg. 11	Removed this point item
Leveraging, pg. 11-12	• Added requirement the financial support must be from an independent third party • Added an additional point
Project-Based Rent Assistance, pg. 12	• Added 5 points for receiving project-based vouchers on at least 20% of the units • Moved Revitalization or Local Policies points as a tie-breaker
Evaluation of Rehabilitation Applications, pg. 14 – 15	• Added a point for previously submitted applications • Added a point for being located in an area covered by a Concerted Community Revitalization plan • Changed tie breaker to the distance to amenities scoring

Appendix C2- Tax-Exempt Bonds	
Size Requirements, pg. 3	Added maximum unit amount of 200
Application and Award Limitations, pg. 3	One award per county
Tax Credit Manual	
Progress Reports, pg. 3	Added the requirement for quarterly progress reports
Progress Deadline, pg. 3	• Added Geotechnical Soil Reports • Extended deadlines to 12 months for 9% awards and will provide a timeline for TEB awards
Recycling Credits, pg. 6	Added a restriction for recycling credits
Mandatory Design Criteria	
Unit Size & Base Requirements, pg. 7	• Increased sq ft for 2, 3 and 4 bedroom units

2025 QUALIFIED ALLOCATION PLAN

SC HOUSING

Financing Housing. Building SC.

South Carolina State Housing Finance and Development Authority

LOW-INCOME HOUSING TAX CREDIT PROGRAM

TABLE OF CONTENTS

I. INTRODUCTION

The federal Low-Income Housing Tax Credit (the "LIHTC"), including the 4% LIHTC associated with tax-exempt bond financing, is governed by Section 42 of the Internal Revenue Code (the "Code") and Treasury regulations at 26 CFR 1.42. South Carolina Code of Laws Section 12-6-3795, as amended, governs the state tax credit ("STC").

The Authority, as the designated LIHTC agency for the state, is responsible for the adoption of a Qualified Allocation Plan ("QAP"). The Authority may post bulletins or public notices on its web page; applicants are responsible to check for updates.

Unless otherwise specified, all QAP and Appendix references to "application" refer to the full application.

II. ADMINISTRATION OF THE QUALIFIED ALLOCATION PLAN

A. Discretion

The Authority will make interpretations, apply criteria to facts and/or representations, and resolve all conflicts, inconsistencies, or ambiguities, if any, in the QAP or that arise in administering the LIHTC Program. Unless otherwise stated, the Authority is entitled to the full discretion allowed by law in making all such decisions. In the event of a natural disaster, disruption in the financial markets, or change in subsidy resources available, the Authority may disregard any section of the QAP, including point scoring and evaluation criteria, that interferes with an appropriate response. Applicants should seek guidance from the Authority regarding any situation not explicitly addressed in the QAP.

B. Information Requests

The Authority will honor Freedom of Information Act requests seeking any documents submitted with and/or related to LIHTC applications after reservation documents are executed and returned. The Authority will not notify the Applicant prior to complying with a request or prior to uploading the applications, or any portion thereof, to a web page.

C. Opinions, Certifications and Exhibits

All opinions, certifications and exhibits must be based on an independent investigation into the facts and circumstances surrounding the proposed development. All opinions, certifications, and exhibits must be in the form specified by the Authority. Applications will be disqualified if an opinion, certification, or exhibit has been materially altered, amended, or changed.

All opinions and certifications submitted by attorneys, architects and/or engineers, and CPAs must be on letterhead with original signatures (scanned copies are acceptable).

D. Third Party Professionals

Architects, engineers and CPAs must be independent third-party professionals and be licensed to practice their respective professions in South Carolina. Attorneys may be licensed to practice law in any state, but matters of South Carolina law may be opined upon only by South Carolina licensed attorneys.

III. APPLICATION REVIEW AND RECONSIDERATION PROCESS

In computing the periods of time in this Section III, the date of the notification is not included in the calculation of days. Any intervening Saturday, Sunday or a State holiday, likewise, is/are not included in the calculation of days.

A. Missing and/or Incomplete Documents

The Authority will notify Applicants in writing at preliminary application and full application of any
- missing and/or incomplete documents, and/or
- submitted documents requiring clarification.

The applicant must respond by 5:00 p.m. (Eastern) on the third business day.

Applicants may only provide documentation that existed at the time of the application deadline.

Documentation provided in response to Authority requests will not increase an application's point score.

B. Disqualification and Scoring Review

1. The Authority may provide Applicants with three (3) business days to respond to a request for clarification. The applicant must respond by 5:00 p.m. (EST) on the third business day.

   Responses to clarifications cannot modify an application or provide documentation that was not submitted as part of the original application.

2. The Authority will post full application point scores to its website and notify Applicants the full application point scores have been posted. Applicants have three (3) business days to respond to the point scores. The applicant must respond by 5:00 p.m. (EST) on the third business day.

   The response must be limited to:
   - the Applicants' opinions regarding the Authority's determinations;
   - references to information submitted in the original application; and/or
   - explanations of previously submitted documentation.

3. The Authority will notify Applicants in writing of proposed disqualifications. Applicants have three (3) business days to respond to the potential disqualification. The applicant must respond by 5:00 p.m. (EST) on the third business day.

   The response must be limited to:
   - the Applicants' opinions regarding the Authority's determinations;
   - references to information submitted in the original application; and/or
   - explanations of previously submitted documentation.

C. Reconsideration Process

1. The process described in this section is the exclusive means by which an Applicant may request reconsideration of a disqualification and/or a point score. The Authority will not consider information submitted outside of these processes, whether in writing or otherwise. Applicants may request reconsideration only for applications in which they qualify as a member of the Development Team.

2. Applicants may request a reconsideration of a disqualification and/or a point score in writing via:
   - email to reconsiderations@schousing.com

   by 5:00 p.m. (EST) within three (3) business days of the date of the disqualification and/or point score determination. The request will not be processed without receipt of the fee within the specified time frame.

3. The request must specifically identify the grounds for the reconsideration request using only the application, any materials provided under the process described in Section III(B), documents then existing in the Authority's file, and documentation explaining previous submissions. The burden of proof is on the Applicant to demonstrate any errors in the review and/or point scoring process.

4. The Authority's Legal Department will forward the reconsideration request, along with the Authority staff's response, to a Hearing/Review Officer to make a recommendation on the reconsideration request to the Review Committee. The Applicant and staff are copied on this correspondence. The Hearing/Review Officer may request additional information and/or conduct a meeting with the Applicant and Authority. Neither the Applicant nor Authority staff shall demand or request the Hearing/Review Officer to request additional information or conduct a meeting or conference regarding the reconsideration request. The Hearing/Review Officer does not represent any party.

5. In the event the Hearing/Review Officer recommends overturning the original decision, the Authority's Legal Department will provide the reconsideration request, staff's response, and the Hearing/Review Officer's recommendation to a Review Committee appointed by the Authority's Chairman of the Board of Commissioners. The Review Committee shall consist of at least three members, but may be more so long as the number of members of the Review Committee remains an odd number. The Review Committee shall not include any Development Division staff. The Review Committee may review any or all documents submitted to the Hearing/Review Officer, the Hearing/Review Officer's report and recommendation, documents from the application or the Authority's file, or may make independent inquiry into the matters concerning the reconsideration request. The Authority retains final decision-making authority on any reconsideration request, and the Review Committee's determination is the final decision of the Authority.

6. In the event the Hearing/Review Officer recommends upholding the original decision, the original decision is the final decision of the Authority. The Authority retains final decision-making authority on any reconsideration request.

7. No party may have ex parte communications with the Hearing/Review Officer regarding the reconsideration request or any related topic from the filing of the reconsideration request until the Authority renders its final determination. Ex parte communication includes, but is not limited to,
   - unsolicited communication with the Hearing/Review Officer, or
   - failing to copy the Authority in response to a request by the Hearing/Review Officer.

   Any violation may result in disqualification of the pending application and suspension from participation in future funding cycle(s) for all of the development team members, regardless of which team member initiated the prohibited contact.

D. Final Scoring Decision

Upon completion of the reconsideration process, the Authority will post final point scores to the Authority's website. If there is a tie between developments when final point scores are determined, the Authority will utilize the Tie Breaker Criteria outlined in this QAP to determine the development(s) to be awarded LIHTCs.

IV. THRESHOLD PARTICIPATION CRITERIA

A. Required Documentation:

Applications must include the following documentation.

1. MARKET STUDY

A third-party independent market study, prepared by an Authority approved market analyst, adhering to the Authority's Market Study Guideline Procedures in Appendix A.

2. PERSONS WITH DISABILITIES

A statement agreeing to abide by the following requirements.

The owner will not give a preference based on disability type (actual or perceived) or being a client of a particular service provider (absent approval from the Authority).

Neither the owner's partners/members nor the property management company may engage in medical, therapeutic, or other activities regulated by the U.S. Centers for Medicare & Medicaid Services with respect to the residents. The owner will:

- expressly include reasonable accommodation in the application for tenancy;
- not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary (e.g., processing reasonable accommodations requests);
- use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy (i.e., cannot be transitional); and
- ensure participation in any supportive services is entirely voluntary (not a formal or implied condition of occupancy).

3. AFFIRMATIVE FAIR HOUSING

A statement agreeing to adopt and implement an Affirmative Fair Housing Marketing Plan, including outreach, marketing and advertising methods used to attract individuals on public housing waiting lists, prior to placing in service.

4. PHYSICAL NEEDS ASSESSMENT REPORT (PNA) FOR REHABILITATION

An "As Is," pre-rehabilitation PNA prepared and certified by a third-party independent licensed engineer or architect in compliance with Appendix B. "Post-Rehab" PNAs and Property Condition Reports/Assessments do not qualify. The PNA must be dated not prior to 12 months before the application submission date. RD projects may submit the USDA/RD rehabilitation assessment.

As a condition of the award, the Authority will schedule an onsite inspection to discuss the proposed scope of work with the Applicant and third-party independent licensed engineer or architect.

5. RENT ROLL FOR REHABILITATION

A current rent roll certified by the on-site property manager or a representative of the property management company for rehabilitation projects.

6. UTILITY ALLOWANCE SCHEDULE

One of the following:

a. RD Schedule for those developments financed by and receiving rental assistance from RD;
b. the current allowance approved by HUD for those developments with 100% project based rental subsidies;
c. the S.C. State Housing Finance and Development Authority's statewide utility allowance calculation;
d. the Energy Star Statewide Utility Allowance for developments built to meet, at a minimum, the Version 3.0 Energy Star Certification (as per Exhibit G form), EarthCraft, LEED, or another Energy Star Certified Program;
e. HUD Utility Schedule Model; or
f. Engineered Energy Consumption Model completed by a properly licensed engineer or other qualified professional.

See Exhibit U for an example of a completed utility allowance schedule.

7. RELOCATION CERTIFICATION AND TENANT PROFILE FORM

A detailed, step by step plan describing how any displaced persons will be relocated, including the costs. The Development Team is responsible for all relocation expenses. Rehabilitation projects must submit a FORM 3, Developer Relocation Certification and Tenant Profile Form.

B. Site Control, Ground Leases, and Scattered Sites

1. An application must include one of the following documents executed by a Principal:
   a. a recorded deed;
   b. a purchase option (not options on other options) with date certain performance;
   c. a purchase contract with date certain performance;
   d. a ground lease or option on a ground lease either of which must not be for a term of less than fifty (50) years in term; or
   e. a legally valid assignment of one of the above.

   The Authority may require a quiet title action be completed prior to placing in service.

2. Projects intended to convert to homeownership after fifteen (15) years may not use land leases.

3. Related party ground leases are not allowed without prior approval from the Authority with the exception of local government or public housing authority. The acquisition cost will not be included in the development and operations costs. In all cases the ground lessor must execute the Agreement as to Restrictive Covenant.

4. The application must include a copy of the current ownership as indicated in the local tax records.

5. Developments comprised of buildings located on noncontiguous parcels (scattered site) are ineligible for 9% LIHTCs.

C. Zoning

Applications must include proof of proper zoning being in place at the time of application submission, including approval of all necessary special/conditional uses. A letter provided from the City/County official should verify that the proposed development site currently meets the local zoning or land use restrictions.

D. Wetlands, Environmental, and Soil Reports

The full application must include:

1. A determination regarding the presence or absence of wetlands, including non-jurisdictional wetlands. The Applicant must retain a qualified professional to complete Exhibit W.

2. Phase I Environmental Site Assessment (ESA) report dated not more than six (6) months from the full application deadline.

    a. The ESA will identify Historical, Controlled and Recognized Environmental Conditions (HRECS, CRECs, and RECs) that impact the suitability of the proposed site and must include the Environmental Professional's opinion on whether the proposed site requires further examination and the rationale used in making this determination. For proposals with existing buildings built before 1978, the report must also include the results from lead-based paint testing. For any HRECs identified, the ESA must demonstrate that previous efforts to mitigate the issue have been completed to the satisfaction of the applicable regulatory authority and/or that the site under consideration meets current criteria established by the regulatory authority and can be used without mandatory controls. For sites with identified CRECs, the ESA must indicate that the REC has been addressed to the standards and satisfaction of the overseeing regulatory authority and identify the remaining controls in place to mitigate the environmental condition(s).

    b. If the Environmental Professional recommends further examination, the application must include a Phase II ESA. The Phase II ESA must provide a narrative of how any REC(s) identified will be mitigated using methods recognized and supported by the applicable regulatory authority and the estimated costs of such mitigation.

    c. The report(s) must be prepared by a third-party, independent, licensed environmental professional as defined in 40 CFR § 312.10(b) and addressed to the Authority. The Environmental Professional cannot be a member or affiliate of the Development Team. The report(s) must be prepared in accordance with the American Society for Testing and Materials Practice Standards E-1527-13, or as amended.

E. Applicant Qualification:

1. Applications must identify all members of the Development Team, which shall consist of the following:
    - Proposed Owner and its Principals
    - Developer and its Principals

    For purposes of this section, Principals include any entity or individual that holds an ownership interest in the entity that has material control over the party identified. If the controlling entity includes a nonprofit entity, then Principals include all members making up such controlling entity.

All members of the Development Team must disclose all previous participation in the LIHTC program in any state.

2. No member of the Development Team may be suspended or debarred under Appendix E, Section VII.

3. The Development Team has an obligation at application submission and an ongoing obligation (including after award) to disclose all identities of interest on Exhibit P. An identity of interest means any relationship between any member of the Development Team and
   - the seller of the development site/property;
   - the general contractor or its subcontractors;
   - the lender; or
   - the syndicator.

   The Authority may restrict the use of the related party and/or audit all expenditures within the ownership's entity structure.

F. Required Development Experience

In order to participate in the LIHTC program, the proposed owner's general partner(s) or managing member(s) must have experience within the last ten (10) years in
- two (2) LIHTC projects in South Carolina; or
- four (4) LIHTC projects in other states.

Each project must have received its 8609s, placed in service, and reached stabilized occupancy. The general partner or managing member must have held a controlling stake from initial application through certificate of occupancy, as reflected on Exhibit K and related documentation.

The Authority may use other criteria as necessary to evaluate whether the Development Team has sufficient experience and capacity to successfully develop the project.

G. Required Management Experience

1. The Application must identify the proposed management entity for the development at the time of full application and the Owner will be required to submit management entity's plan at the time of the real estate closing, but no later than 12 months from the allocation date. The proposed management entity must have at least three (3) LIHTC developments in their current portfolio that it has successfully and continuously managed for the past three (3) years as reflected on Exhibit Y and related documentation.

   Successfully managing means strict adherence to a detailed written management plan that addresses all of the following:
   a. separation of duties and adequate supervision of employees;
   b. senior management oversight and review through internal audits;
   c. staffing dedicated to compliance reviews of tenant eligibility and programmatic documentation;
   d. approval process for evictions by consensus of senior or regional managers;
   e. physical inspection policies (frequency, generation of work orders, lease violations for housekeeping or other noncompliant resident behaviors);
   f. recordkeeping (including tenant certifications, annual owner certifications, HOME Rent Approvals, if applicable);
   g. security of records containing personally identifiable and other protected information
   h. marketing plan and marketing efforts;
   i. reasonable accommodation plans and policies; and/or

   j. procedures for addressing tenant complaints.

2. The Authority may notify a management company of being ineligible to be part of an awarded application. The reasons for ineligibility include low average occupancy rates, delays in returning vacant units to market ready condition, or other poor performance. If listed in a submitted or awarded application, the Applicant must find an eligible replacement.

3. The lead contact person for the management entity must be certified as a LIHTC compliance specialist by an eligible organization, including: the National Association of Home Builders, Nan McKay, the National Affordable Housing Management Association, TheoPro Compliance & Consulting, Quadel Consulting, Spectrum Seminars, the National Center for Housing Management, Compliance Solutions (Zeffert & Co), Elizabeth Moreland Consulting, Novogradac & Company, Liz Bramlet Consulting, A.J. Johnson Consulting; and, Specialists in Housing Credit Management (SHCM), or any entity offering a functionally equivalent LIHTC certification.

H. Required Capacity

The Authority will assess the financial capacity of the individuals and/or entities proposed as managing members or general partners based on their financial statements. The Authority will accept only financial statements audited, reviewed, or compiled by an independent CPA on or after December 31, 2023. Statements prepared on the income tax basis or cash basis must disclose that basis in the report. The Authority may request additional financial documentation as deemed appropriate by Authority Staff to determine financial capacity of the parties involved as part of the project review process.

The Authority may disqualify a Development Team due to insufficient overall capacity to undertake additional commitments including but not limited to failure to commence construction in a timely manner, meeting the 10% expenditure test without an extension, placing in service without an extension or exchange, having no projects with recaptured LIHTCs, and meeting other statutory completion deadlines.

I. Appraisals

1. Applications must include a commercial real estate appraisal identifying the Authority as an authorized user, noting the Authority may rely on its representations.
   - The appraiser must be licensed by the South Carolina Real Estate Appraisers Board as a State Certified General Real Estate Appraiser (a temporary practice permit does not qualify). An appraiser in good standing with an active license in another state must obtain a reciprocal license with the South Carolina Real Estate Appraisers Board.
   - The appraisal must be completed by an appraiser listed on the SC Housing Approved Appraisers list.
   - The appraisal must be prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP).
   - Comparable properties must be located in the proposal's sub-market. If none exist, comparable properties must be located in the proposal's county or an adjacent county.

   If a property's acquisition price exceeds the appraised value, the Authority will write down the purchase price to the appraised value. The Authority may hire another appraiser at the applicant's expense.

2. For new construction developments, the appraiser must value land using acreage as a measurement without regard to any contemplated improvements/restrictions. The value must be based on

comparable land sales in the sub-market or the value of the "land only" portion of improved sales in the sub-market with common zoning characteristics. Such sales may not be exclusive to previous LIHTC developments.

3. For acquisition/rehabilitation developments, the appraisal must report "as is" land value and "as is" Fee Simple value, inclusive of land value. The Fee Simple As Is Value must provide both
   - as if market rents are in place, not considering the unique aspects of below-market financing, federal subsidies and/or LIHTCs in this value estimate, and
   - based on current restricted rents (not post rehab) taking into consideration the unique aspects of below-market financing, federal subsidies and/or LIHTCs in this value estimate.

4. For RD funded developments only, the appraisal must add together the values for "As-Is, Restricted Rents" and "Interest Credit Subsidy" to arrive at the appraised value. If the purchase price includes acquired reserves (cash), the reserves should be deducted from the purchase price before the comparison to appraised value.

5. The appraisal must disclose and quantify the valuation loss attributable to detrimental characteristic(s) in close proximity to the development being appraised.

J. Mandatory Site Requirements

The Authority may reject a site based on information submitted in the application, site review findings, or other information.

1. At a minimum, the sites must comply with the following:
   a. The surrounding area is residential or a mix of commercial uses appropriate to the targeted tenants; and
   b. Water and Sewer utility tie-ins are accessible and within 500 feet of the parcel line as verified by a letter from the City/County official or utility provider.

2. The following detrimental characteristics will result in an application being disqualified:

   a. Proposing to subdivide an existing development into two (2) or more developments.

   b. Proposing more than one new construction phase of the same project in the same funding cycle regardless of the tenant targeting. This includes, but is not limited to, subdividing a single parcel in the same funding cycle or proposals from the same or related members of the Development Team located adjacent to, in proximity to, or directly across the street from another proposed site.

   c. Sites where the Authority determines the slope/terrain is not acceptable for affordable housing development as indicated by combined site and site preparation costs that exceed the cost of comparable existing buildable land in the area.

   d. Any site listed on the National Priority List under the Comprehensive Environmental Response, Compensation, and Liability Act or that requires the execution of voluntary or involuntary cleanup agreements, with Department of Health and Environmental Control as noted in a Phase II environmental assessment report, unless the site has been determined appropriate for residential use and can be adequately mitigated to the standards and satisfaction of the Department of Health and Environmental Control. A mitigation plan must be submitted with the application, complete with an accurate estimate of costs and included in the development budget.

3. The Authority may disqualify new construction applications based on the following. Distances indicated are the shortest straight line between the boundary or property lines. The Authority may waive any of these disqualifications based on well documented extenuating circumstances presented no less than 30 days prior to preliminary application.

   a. Sites where a nearby active railroad causes excessive noise and vibration. The application should include a map showing the distance to any railroad tracks within 1,000 feet. Demonstrating an acceptable noise level, as defined by HUD, can be the basis for waiver.

   b. Sites within 2,500 feet of a civil airport or 15,000 feet of a military airfield if the site is located within the Runway Clearzone or Protection Zone (civilian and military airports) or Accident Potential Zone (military airports);

   c. Sites within one-quarter (1/4) mile of the following:
      - an operating commercial beef/hog/chicken/turkey farm or processing plant;
      - a treatment, storage, or disposal facility for hazardous wastes, an active or inactive solid waste disposal facility and/or solid waste transfer facility; or
      - a sewage treatment plant;

   d. Sites within 500 feet of the following:
      - commercial junkyard or salvage yard; trash heap, dump pile, or other eyesore;
      - above ground commercial bulk storage (any one tank over 1,500 gallons or multiple tanks exceeding 1,500 gallons total) or distribution facilities for propane/butane gas, hazardous chemical or petroleum/gasoline;
      - adult video/entertainment clubs and stores; or
      - operating industrial facility, including but not limited to steel manufacturers, oil refineries, ports, chemical plants, plastic manufacturers, automotive and engine parts manufacturers, food processing plants.

      Considerations for granting a waiver for a manufacturing facility include: potential employment; other residential properties in the immediate area; size and product type.

K. City/County/Legislative Notification:

The applicant must provide signed notification letter(s) addressed to the following:
- the highest official of the locality (i.e. Mayor or County Administrator),
- the State Representative and State Senator of the district in which the development is to be located, and
- each City/County Council member.

The Authority will deliver the letters.

A form notification letter will be available on the Authority's website and must include the following:
1. The proposed Owner's name, phone number, and mailing address.
2. Development information
   - project type (rehabilitation, new construction, or adaptive reuse);
   - number of units;
   - acreage of proposed site;
   - target population (family or elderly); and
   - address of proposed site.

3. The property is applying for LIHTCs and STCs.

L. Market Requirements

Proposed developments must be economically viable as justified by the market study findings and meet the following requirements:

1. CAPTURE RATE

All developments must have a capture rate at or below 30%.

2. ABSORPTION/LEASE-UP PERIODS

Developments must have absorption/lease-up periods of 12 months or less.

3. SAME MARKET AREA

a. Applications may not be for the same tenant populations within the same defined market area of existing Authority funded developments (including but not limited to LIHTCs, tax exempt bonds, small rental development) that have vacancy rates greater than ten percent (10%) during the second and fourth quarter of the previous year's operations. The Authority may make exceptions if the reason is not a market issue.

b. The analyst must reach a specific conclusion regarding whether the proposal would cause a lease-up or occupancy problem for any existing or awarded (not yet built) LIHTC project in the primary market area**.**

M. Targeting, Public Housing Agency Waiting Lists, and Average Income

1. The Application must state whether the development will target families or older persons as described below.

   a. **Family Development**: For new construction developments,
      - the number of units with three (3) or four (4) bedrooms must be between twenty percent (20%) and thirty-five percent (35%) of the total property unit count.; and
      - at least ten percent (10%) must be one (1) bedroom, studio, or single room occupancy.

   b. **Older Person Development**: All new construction developments are limited to studios, one (1) bedroom or two (2) bedroom units and must be accessible by elevator for all floors above ground level.

2. All developments must serve individuals on Public Housing agency waitlists. After award, the Owner must send a letter to the PHA confirming it intends to serve individuals on the PHA waiting lists.

3. Applications awarded in 2025 may utilize the average income minimum set-aside. Projects utilizing the average income set-aside may not
   - contain market-rate units,
   - propose average designations exceeding 60% of area median income (AMI) for any bedroom type (pro-rata distribution), or
   - change a unit designation without Authority approval.

The Authority may waive the foregoing, if necessary, for a rehabilitation application to better fit the household incomes of in-place tenants.

For projects with more than one building, owners must select that each building is part of a multiple building set-aside on the IRS Form(s) 8609.

N. Mandatory Design Criteria

Projects must comply with the applicable minimum design requirements, in Appendix B. The applicant must request any waiver of the mandatory design criteria specified in the QAP and Appendix B no later than 30 days prior to the full application submission deadline.

O. Rehabilitation

1. The PNA for rehabilitation projects must show a minimum of $50,000 per unit in hard construction costs, excluding major systems that have been replaced within the past seven (7) years. At least $25,000 must be attributed to the interior of the units.

2. Buildings in senior projects with units entirely on floors above the ground level must install elevators. The application must support the costs reflected in the application.

3. No more than ten percent (10%) of the existing tenants may be permanently displaced and any such displacement must have advance approval from the Authority.

4. All buildings must be at least fifteen (15) years old and not be deteriorated to the point of requiring demolition.

P. Financial Underwriting

Basic Financial Feasibility Review:

- In determining financial feasibility, the Authority will disregard all personal or other guarantees that are required to supply deficiencies in income necessary to pay debt service and operating expenses of the development. Developments that are not financially feasible without such guarantees will not be offered a LIHTC award.
- The Authority will disqualify developments it determines are not financially feasible or do not need LIHTCs.
- To receive an allocation, the Authority must underwrite a development to determine the least amount of LIHTC necessary to be financially feasible at the following times:
  - at application submission;
  - the 10% Expenditure Application is submitted, if applicable; and
  - when the last building is Placed-In-Service.
- The Authority will apply all financial underwriting standards to all developments from the application submission through the issuance of 8609s.

1. **Development Costs**

   a. The Authority will
      - determine which new construction projects show development budget amounts outside the standard deviation, and
      - require all such applicants to provide explanations.

Inability to explain the costs may result in a reduction of tax credits awarded or a disqualification of the application.

b. The Authority will evaluate development costs and may adjust costs for reasonableness, necessity, and eligibility or disqualify applications not reflecting an efficient use of federal and/or state LIHTCs.

2. **Reserve Requirements**

a. Operating Reserves
Must be funded at or before the final equity installment, maintained throughout the compliance period, and remain with the property at the time of the investor exit. Corporate Ownership Documents do not supersede this requirement unless the Reserve has been approved by the Authority.

i. Developments must establish and maintain a six (6) month minimum or nine (9) month maximum of annual:
   - Projected operating expenses (includes all line items on the Tax Credit Applications Tab 7 Annual Expense section);
   - Must-pay debt service; and
   - Authority minimum per unit (i.e., $300) Replacement Reserves).

ii. Operating Reserves for USDA/RD applicants: This requirement can be met by establishing and maintaining the RD-required reserve. If applicable, documentation from RD staff demonstrating the RD-required reserve calculation is required at PIS application submission.

b. **Replacement Reserves**
Developments must establish and maintain a replacement reserve throughout the compliance period of $300 per unit annually.

i. Additional reserves may be allowed up to $450 per unit annually, only if required by a syndicator and/or lender, and verified in the syndicator's or lender's letter of intent.

ii. Replacement reserves must be itemized in the development's annual audited financial statements.

iii. Replacement reserves must be funded with annual deposits from operational cash flow during the initial twenty (20) years. Lump sum (i.e. pre-funded) replacement reserves itemized in total development costs (TDC) are not allowed. Such pre-funded replacement reserves will be removed from TDC during financial feasibility underwriting regardless if deemed eligible or ineligible basis costs.

iv. Replacement Reserves for USDA/RD applicants - This requirement can be met by establishing and maintaining the RD-required replacement reserves. If applicable, documentation from RD staff demonstrating the RD-required reserve calculation is required at PIS application submission.

c. **Other Reserves**
Other Reserves/Reserve accounts (i.e., interest, transitional, Section 8, working capital, MIP, rent up, etc.), are not allowed in TDC at placed in service application submission unless:

i. The total amount of the Other Reserve is identified within the full application submission TDC and includes a descriptive calculation on how such Other Reserve was determined; and

ii. The Authority provides pre-approval of the Other Reserve in writing after full application underwriting is completed.

For any pre-approved Other Reserves, Corporate Ownership Documents must include the following provision: Funds remaining in the reserve at the end of the compliance period or sale of the property, whichever is earlier, must be used to reduce outstanding debt on the development."

Submission of a full application indicates an applicant has acknowledged, understood, and agreed with the requirements in 2a-2c above.

3. **Maximum Developer Fees, Developer Overhead, and Consultant Fees** (the "Fees")
The Fees will be calculated to be the lesser of:

a. Fifteen percent (15%) of Total Development Costs less Land, Consulting Fees, Developer Fees, Developer Overhead, Other Developer Costs and Reserves, or

b. a cumulative amount of
    - $25,000 per unit for the first 50 units
    - $20,000 per unit for units 51 - 100
    - $15,000 per unit for any units more than 100

4. **Deferred Developer Fee**

a. Developer fees can be deferred to cover a gap in funding sources when all of the following conditions are met:
    - The entire amount will be paid pursuant to the standards required by the Code to stay in basis.
    - The deferred portion does not exceed fifty percent (50%) of the total at full application submission. This limitation will not apply when the Placed-in-Service application is submitted if a greater deferral of developer fee is necessary for project feasibility.
    - Payment projections do not jeopardize operations.
    - The application includes a statement describing the terms of the deferred repayment obligation, any interest rate charged, and the source of repayment.

b. Nonprofit organizations must include a resolution from their Board of Directors authorizing a deferred payment obligation from the development.

c. The submitted cost certification must include a Note evidencing the principal amount and terms of repayment of any deferred repayment obligation.

5. **Contractor Cost Limits and Cost Certification**
The combined total of Contractor Profit, Overhead, and General Requirements (the "Contractor Fees") shall be limited to fourteen percent (14%) of Hard Construction Costs, of which 6% is contractor profit, 2% is overhead and 6% is general requirements. For new construction developments, the contractor contingency may not exceed five percent (5%) of hard construction costs. For rehabilitation and adaptive reuse developments, the contractor contingency may not exceed ten percent (10%) of hard construction costs.

6. **Annual Operating Expenses**
All applications must submit projected annual operating expenses between $3,500 and $5,000 per unit per year, excluding reserves, property taxes, insurance, and the annual compliance monitoring fees. The Authority may consider waivers on this operating expense range if special circumstances apply.

   Placed-in service applications may utilize the annual operating expense range represented in the QAP that is current at the time that the placed-in-service application is submitted to the Authority.

7. **Debt Coverage Ratio**
The development's first year DCR must be within the range of 1.15 to 1.45. A proposed development may exceed the maximum for financial feasibility purposes. In the event the DCR is greater than 1.45, the Authority may increase debt or "impute debt" based on the conventional primary loan terms stated in the application to calculate the maximum annual tax credit amount allowed.

   The Authority will waive the 1.45 maximum if the initial projected annual Cash Flow/Unit does not exceed one thousand one hundred dollars ($1,100).

   The pro-forma must demonstrate maintaining not less than a 1.0 DCR throughout the first 20 years of operations.

8. **Expense Coverage Ratio**
For developments without repayable debt, the initial Expense Coverage Ratio must be a minimum of 1.10 and the initial projected annual cash flow per unit may not exceed $1,100.

9. **Funding Sources**
Applications with "soft loans" (e.g., Affordable Housing Program, Deferred Developer Fees) must adequately explain the repayment terms. Income generated by a property during the construction or rent up period may not be used as a funding source.

   If the development is eligible for other types of tax credits, the application must include an Exhibit OC demonstrating the calculation of the equity generated by each of the other types of credits. This exhibit must include information on the basis, annual credit amount, the syndication factor, and any other variables that determine the equity to be generated by the other types of tax credits.

10. **Permanent Financing**

    a. Applications must include a letter of intent for all permanent financing sources. The Authority will underwrite debt from a bank or other private sector lender at the interest rate determined based on a survey of lenders. The letter must clearly state:
       i. the term;
       ii. the amortization period;
       iii. how the interest rate will be indexed;
       iv. the current rate at the time of the letter;
       v. the anticipated principal amount of the loan; and
       vi. the lien position.

    b. All permanent loans must have a term of at least fifteen (15) years. No balloon payment may be due prior to fifteen (15) years after conversion to permanent. All permanent loans must amortize so that debt service is paid in equal installments over a period between thirty (30) and forty (40) years (fifty (50) years for RD properties).

11. **Annual Rent, Expense Trends and Vacancy Rates**
The Authority will increase rents two percent (2%) annually and operating expenses three percent (3%) annually. The vacancy rate will be the greater of seven percent (7%) or as represented in the market study.

For rehabilitation developments with project based rental assistance on at least fifty percent (50%) of the total units, the Authority will consider allowing a five percent (5%) vacancy rate if the development can demonstrate a history of lower vacancy rates for an extended period of time.

For new construction developments with project based rental assistance on at least seventy-five percent (75%) of the total units, the Authority will allow a five percent (5%) vacancy rate.

The applicant must request the five percent (5%) vacancy rate and provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.

12. **Other Income**
Application must clearly specify any projected income from services or charges other than monthly rental of units. Other Income projections may not exceed three percent (3%) of the total potential annual rent.

13. **Brokering / Reselling of Services to Tenants**
Applications may not include revenue and expenses resulting from acting as a broker or reseller of services to tenants.

14. **Minimum Hard Cost Requirement**
Applications must reflect a minimum hard cost ratio of not less than sixty-five percent (65%) of total development costs at full application and PIS application unless specifically waived at initial application.

Hard Costs are the following line items on the development cost budget in the Application:
- Land
- Existing Structure
- Demolition
- Other (Land & Buildings)
- On Site Improvement
- Off Site Improvement
- Other (Site Work)
- New Building
- Rehabilitation
- Accessory Building
- Contractor Contingency

15. **Rent Allowances for Project Based Rental Developments**
At full application, acquisition/rehabilitation developments with existing HUD approved Housing Assistance Payments (HAP) contracts/NOF or RD approved rental assistance contracts may propose rents higher than the current approved contract rents if:
- the third party market study submitted in the application package supports the higher rents;
- a copy of the approved rent schedule currently in effect is also submitted; and

- a copy of the pre-development/rehabilitation Rent Comparability Study, if performed before the full application deadline, is submitted.

For new construction applications, evidence that an application for rental assistance has been submitted and received by the appropriate federal agency; or a copy of the approved contract/NOF if one exists.

The placed in service application must include copies of:

- the current contract/NOF from the appropriate federal agency;
- the post-development/rehabilitation Rent Comparability Study; and
- the approved rent adjustment document in effect on the placed in service date.

16. **Syndication Information**
The Authority will underwrite federal and state LIHTC investment using syndication rates determined based on a survey of equity providers and will post the results no later than 60 days before the full application deadline.

17. **Ground Leases**
The Authority will underwrite debt related to the lease at the lesser of its actual terms or the annual debt service produced by amortizing the appraised value of the land at the same rate and terms as the permanent loan over a term of 50 years. The DCR rules in this QAP will apply.

18**. Calculation of the Tax Credits**
The Tax Credits are calculated using a Basis Calculation and an Equity Gap Calculation. The lesser of the credits derived from these two methods will be the amount of the credits allocated.

For developments that are not requesting State Tax Credits, the calculation methods below apply:

Basis Calculation:
Total Qualified Basis x Applicable Percentage = Maximum Annual Credit Amount

Equity Gap Calculation:
Equity gap is the total development costs minus the total of all non-LIHTC sources of funds. The LIHTC allocation equals the excess development costs, thereby "closing" the equity gap.

Total Development Cost	________
Less Total Sources of Funds (non-LIHTC)*	( )
Equity Gap	________
Divide by 10 Year Credit Period	÷ 10
Annual Tax Credit Required	________
Divide by Syndication Value	÷
Returned Per Tax Credit Dollar	________
Annual Credit Amount	________

For the purpose of the equity gap calculation, a developer fee note will not be considered as a source of funding.

For developments that are requesting State Tax Credits, the calculation methods below apply:

Basis Calculation:
Total Qualified Basis x Applicable Percentage = Maximum Annual Credit Amount (Federal LIHTC)

Equity Gap Calculation:

Total Development Costs	__________
Less Total Sources of Funds (non-LIHTC/STC)*	( )
Less LIHTC Equity (from Basis calculation)	( )
Equity Gap	__________
Divide by 10 Year Credit Period	÷10
Annual State Housing Tax Credit Required	__________
Divide by STC Syndication Value	÷
Returned Per Tax Credit Dollar	__________
Annual State Housing Tax Credit Amount	__________

Equity gap is the total development costs minus the total of all non-Tax Credit sources of funds and the LIHTC Equity. The State Housing Tax Credit allocation equals the excess development costs, thereby "closing" the equity gap.

For the purpose of the equity gap calculation, a developer fee note will not be considered as a source of funding.

The actual amount of the credit for the development is determined by the Authority.

V. POST AWARD AND 4% LIHTC POLICIES AND PROCEDURES

The policies and procedures applicable to projects awarded in the competitive funding cycle and to 4% LIHTC applications and awards are set forth in the Appendix E, the LIHTC Manual.

VI. AMENDMENTS

The Authority may amend this QAP as needed. All amendments shall be fully effective and incorporated herein immediately.

APPENDIX A

Table of Contents

MARKET STUDY CRITERIA

A. Market Study Process:

1. An electronic copy of the market study must be submitted with the Tax Credit Application.

2. Upon receipt of the application, the Authority will forward a copy of the market study to the Authority's third party market analyst.

3. The Authority's third party market analyst will notify the applicant and the market analyst that prepared the market study via email of any deficiencies. All issues must be resolved to the satisfaction of the Authority's market analyst and Authority staff. The Authority is not bound by the conclusions or recommendations of the applicant's market study submitted and may disqualify any application if it determines an acceptable market does not exist.

B. Requirements:

1. Applicants must use an Authority approved market analyst to complete market studies.

2. All market analysts must adhere to the National Council of Housing Market Analysts' Market Study Terminology list available at: www.housingonline.com/Resources.aspx.

3. The market study must include complete Exhibit S-2 form, S-2 Calculation sheet, and the table provided in the S-2 Worksheet. Submitted market studies must conform to Exhibit **S-2**.

4. The market study should reflect conclusions based on the proposed development, including capture rates, absorption periods, and market advantage.

5. The Applicant's market analyst must indicate within the conclusion and recommendations section a conclusion regarding the ability of the market area to support the proposed development, the depth of the rental market, and whether the proposed development will have a negative long-term impact on existing rental communities.

6. **Project Description**
   This section must include the following information, as provided by the LIHTC Applicant:
   a. Development Location;
   b. Construction Type: New Construction, Rehab, Acquisition and Rehab, Adaptive Reuse;
   c. Occupancy Type: Family, Older Persons;
   d. Target Income Group: e.g., 30% AMI, 50% AMI, 60% AMI, Market Rate;
   e. Special Needs Population (if applicable);
   f. Number of units by bedroom/bathroom;
   g. Number of buildings and stories and if there will be an elevator;
   h. Unit Size(s);
   i. Structure Type/Design: Townhouse, Garden Apartment;
   j. Proposed Rents and Utility Allowances including energy source (Gas, Oil, Electric) and if utility is Tenant or Owner's responsibility;
   k. Status of Project Based Rental Assistance: None, Existing, Proposed;
   l. Proposed Development Amenities;
   m. Proposed Unit Amenities; and

n. For rehab proposals, current occupancy levels, current rents being charged (versus proposed rents), tenant incomes, as well as detailed information about the scope of work planned and how the rehabilitation will be carried out.

7. **Site Description**
   This section must:
   a. Include the date(s) the senior analyst/market study author visited the site and surrounding market area developments.
   b. Describe physical features of the site, adjacent parcels, surrounding structures and neighborhoods. Give a brief description of the surrounding land uses. Note any obvious environmental concerns or any other visible detrimental characteristics that are either next to or in close proximity to the site that could be considered detrimental, harmful or have a possible damaging effect on the site.
   b. Give the site's general physical location to surrounding roads, public transportation, community amenities, employment, and services. Identify the closest shopping areas, schools, and employment centers, medical facilities and other amenities that would be important to the targeted population.
   c. Indicate if there are any road or infrastructure improvements planned or under construction in the proposed market area;
   d. Provide information or statistics as well as local perceptions of crime in the neighborhood, if applicable.
   e. Comment on access, ingress/egress, and visibility to site.
   f. Describe overall positive and negative attributes about the site as they relate to marketability.

8. **Market Area**
   a. A map of the Primary Market Area (PMA) including the subject site. Identify boundaries by census tracts, jurisdictions, street names, or other geography forming the boundaries. Define the larger geographic area in which the PMA is located (i.e. city, county, MSA).
   b. A physical description of the PMA including the methodology used to define it.
   c. A detailed narrative that includes market specific language rather than a list of generic concepts or factors considered. The narrative must also:
      - explain how the market area was determined; and
      - discuss whether prospective tenants within the PMA will be able to afford the Pro Forma rents and if they cannot provide further comments on where eligible demand will come from.
   d. Identify the borders of the market area and approximate distance from the subject property/site.
   e. Census tracts that encompass the PMA.
   f. The analyst may provide information about the secondary market area, however demand should be based solely on the PMA.

9. **Market Area Economy**
   a. A map of the site as compared to the locations of major employment concentrations.
   b. Employment by industry--numbers and percentages (i.e. Manufacturing: 150,000 (20%)).
   c. The major current employers and anticipated expansions, contractions in their workforces, as well as newly planned employers and their impact on employment in the market area.
   d. Total workforce figures and employment and unemployment trends for the county and, where possible, the PMA. Provide numbers and percentages for both. Provide annualized figures for these trends (i.e. average annual increase of unemployment of 1.2%).

e. If relevant, comment on the availability of housing for low- to very low-income employees of businesses and industries that draw from the PMA.
f. Provide commuting patterns for workers such as how many workers in the PMA commute from surrounding areas outside the PMA.

10. **Community Demographic Data**

Provide the following demographic information for the market area, giving historical data as well as current data and estimates. Include data on population and household trends from 2010 to current year and projected to the placed-in-service year. Historical 2000 Census data can also be included to provide further insight into the historical demographic trends but is not required. Projections must be prepared by a reputable source such as Nielsen, ESRI, or Ribbon Demographics. U.S. Census data prior to the 2010 Census is only acceptable as historical data. If the Market Analyst does not agree with these projections, s/he must provide the reasoning, along with substitute projections. Both numbers and percentages should be shown for the data below. Annualized growth figures should be included. Please include a brief narrative of overall conclusions.

a. Population Trends
   - Total Population;
   - Population by age groups;
   - Number of older persons (for older persons projects); and
   - If a special population is proposed for the development (e.g., homeless), provide additional information on population growth patterns specifically related to this population.

b. Household Trends
   - Total number of households, average household size, and group quarter;
   - Households by tenure (If appropriate, breakout by older persons and non-older persons);
   - Households by income. (Older person(s) proposals should reflect the income distribution of those households only); and
   - Renter households by number of persons in the household.

11. **Project-Specific Demand Analysis**

a. Income Restrictions: Use the applicable incomes and rents in the subject's application. Analysts must take the income restrictions designated in the application into account when estimating demand.
b. Affordability: Analysts must assume that no family households are able to pay more than 35% of gross income towards gross rent and no elderly households are able to pay more than 40% of their gross income toward gross rent. Any such additional indicators should be calculated separately and be easily added or subtracted from the required demand analysis.
c. Demand: The demand analysis should clearly indicate the minimum and maximum income range for each targeted group. In cases where the proposed rents for projects with Project Based Rental Assistance are higher than the maximum allowable LIHTC rents, the demand analyses must show with the rental assistance (thereby allowing $0 for the minimum income) and without. For the second demand calculation without rental assistance, analysts should use LIHTC rents regardless of market conditions. For projects with market rate units, the analyst must make some reasonable determination of a maximum income level beyond which a household would not likely be a participant in the rental market. The analyst should clearly state the assumptions used in making the aforementioned determination.

The demand should be derived from the following sources using data established from a reputable source:

- Demand from New Renter Households: New rental units required in the market area due to projected renter household growth. Determinations must be made using the current year as the base year and projecting forward to the anticipated placed-in-service date The household projections must be limited to the age and income cohort and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.
- In instances where more than 20% of proposed rental units are comprised of three-bedroom units or larger, analysts must also conduct an additional refined large-household capture rate analysis by considering the number of large households (three-persons and larger).
- Demand from Existing Households: The second source of demand should be determined using 2010 census data or the most current American Community Survey (ACS) data and projected from:
- Rent over-burdened households, if any, within the age group, income cohort and tenure targeted for the proposed development. Analysts should assume that the rent-overburdened analysis includes households paying greater than 35% or in the case of elderly 40% of their gross income toward gross rent rather than some greater percentage.
- Households living in substandard housing. Households in substandard housing should be adjusted for age, income bands and tenure that apply. The analyst should be conservative and use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand.
- Elderly Homeowners likely to convert to rentership: A narrative of the steps taken to arrive at this demand figure should be included. The elderly homeowner conversion demand component shall not account for more than 20% of the total demand.
- The analyst may also use other indicators to estimate demand (such as household turnover rates) if fully justified (e.g., an analysis of an under-built or over-built market in the base year). Any such additional indicators should be calculated separately and be easily added or subtracted from the demand analysis described above.

d. Method:
   - Demand: The two overall demand components added together 11a and 11b above represent demand for the project.
   - Supply: Comparable/competitive units funded, under construction, or placed in service since 2023 must be subtracted to calculate net demand. Vacancies incomparable/competitive projects placed in service which have not reached stabilized occupancy (93%) must also be considered as part of the supply.
   - Capture rates: Capture rates must be calculated for each targeted income group and each bedroom size proposed as well as for the project overall.
   - Absorption rates: The absorption rate determination should consider such factors as the overall estimate of new renter household growth, the available supply of comparable/competitive units, observed trends in absorption of comparable/competitive units, and the availability of subsidies and rent specials.

e. Supply Analysis (Comparable/Competitive Rental Developments):
   The senior analyst/market study author must visit all
   - LIHTC;

- Bond;
- USDA;
- HUD;
- small rental with units at similar income targets, rent levels and targeted age cohorts;
- other projects that would compete with or be affected by the proposed project; and
- developments now existing, under construction, and/or in the pipeline.

The following information should be included for each comparable/competitive development:

- Name, Address, and Phone Number;
- Contact Person's Name and phone number of the comparable/competitive property development;
- Photograph;
- Monthly Rents and utilities included in the rent, if any;
- Type of development (RD, LIHTC, conventional, Bond with LIHTCs, small rental development);
- Breakdown of unit sizes by bedroom/bathroom count;
- Square footage for each comparable/competitive unit type;
- Project age and Condition;
- Population Served;
- Description of unit amenities (include kitchen equipment) and site amenities;
- Concessions given, if any;
- Current vacancy rates broken down by bedroom size. Vacancy rates are to be determined using the most current information provided by property management.
- Waiting list information, if any;
- Number of units receiving rental assistance, description of assistance as project or tenant based;
- For developments in the planning or construction stages, provide the name, address/location, name of owner, number of units, unit configuration, rent structure, estimated date of market entry, and any other relevant market analysis information. If there are no developments in the planning stages or under construction, a statement to that effect must be provided; and
- If the proposed project is an additional phase of an existing project, include a tenant profile as well as any information about a waiting list.

The above information should be provided in a comparative framework including the proposed project and those projects under construction and/or in the pipeline. For example, in addition to providing a page of information along with a picture for each comparable/competitive development, the analyst should also provide comparative charts that show such factors as the proposed project's rents, square footages, amenities, etc. as compared to the other projects.

A map showing the comparable/competitive developments in relation to the proposed site. The map should have an identifiable usable scale.

If applicable to the proposed development, provide data on three and four bedroom single-family rentals or provide information on rental trailer homes and single family homes in rural areas lacking sufficient three and four bedroom rental units to identify where potential tenants are currently living.

Derive the market rent and compare them to the proposed development's rents. Quantify and discuss market advantage of the subject and impact on marketability. Market advantages should be provided for each unit type and the project overall.

Calculate the overall market vacancy rate, the overall comparable/competitive vacancy rate, and the overall vacancy rate for all LIHTC, Bond, small rental development projects in the market area. (Do not include new projects in the process of "renting up" in vacancy rate.)

The cost and availability of homeownership and mobile home living, if applicable.

Conclusion as to the immediate and long term impact that the proposed project will have on the occupancy of comparable rental communities in the PMA, specifically other LIHTC communities.

7. **Interviews**
   The results of formal or informal interviews with property managers, town planning officials or anyone with relevant information relating to the overall demand for the proposed development should be summarized in this section. Include the name and phone number of the person with whom you talked.

8. **Recommendations**
   Market Analysts must provide a recommendation that clearly states whether a proposed project should be approved as proposed. The Market Analyst must provide a brief summary of all the major factors that led to their conclusion.

C. Signed Statement Requirements:

The signed statement must include the following language:

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on any project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

APPENDIX B

DEVELOPMENT DESIGN CRITERIA

Table of Contents

The terms of these mandatory design criteria are the minimum requirements for any project awarded LIHTCs. Required documents must be prepared by engineers and architects licensed to do business in South Carolina.

Owners must submit a full size (24” x 36”) electronic version of the final plans and specifications and receive approval before commencing site work or construction. At all times after award, the owner is responsible for promptly informing the Authority of any changes or alterations which deviate from the final plans and specifications approved by the Authority. The owners must not take action on any material change, the site layout, floor plan, elevations or amenities without a completed change order approved by the Authority. This includes changes required by local governments to receive building permits.

Nothing in this Appendix shall be construed to modify or eliminate any legally imposed requirement, including those governing accessibility.

I. DESIGN DOCUMENT STANDARDS

A. Code Compliance

Construction must be in compliance with all federal, state, county, city, local and governing jurisdictions codes, in addition to:

1. Fair Housing Act.
2. Section 504.
3. HUD Housing Quality Standards (HQS).
4. HUD Minimum Property Standards (MPS).
5. HUD Uniform Physical Condition Standards (UPCS).

These code standards are not meant to replace Federal, State or local codes.

B. Application Plan Requirements

Plans must be submitted in electronic via the application system.

1. Site & Civil plans, four pages minimum, using a scale of 1” = 30’ or 40’ with a north arrow that include:

    a. Phased site plan.
    b. Vicinity map.
    c. Street name(s) where site access is made.
    d. Site acreage with Tax map #’s.
    e. Flood plains and wetlands as determined by qualified wetlands professional
    f. Site zoning restrictions including but not limited to: setback, utility easements, ingress/egress easements, right of ways and boundary lines.
    g. Existing topographic elevations and proposed elevations.
    h. Location of existing and any proposed changes to existing structures, buildings, roadways and parking areas.
    i. Finished floor elevations for all buildings.
    j. Building(s) layout with locations of proposed specialty units including but not limited to handicapped and sensory impaired locations.

k. Site features such as community building, playground, picnic shelter, gazebo, walking trails, refuse collection area, postal facilities and site entrance signage.
l. Planed roads and parking areas with parking spaces clearly depicted.
m. Retaining walls.
n. Current underground utilities, including but not limited to: sanitary sewer, water, gas, electric, cable, internet and telephone if available
o. Storm water detention, detention pond, underground detention, storm water/detention easement.
p. All proposed fencing.
q. Location of any proposed/new utility easements, ingress/egress easements and right of ways.

2. Architectural plans that include:

   a. Front, rear and side elevations of all building types and identify all materials to be used on building (s) exterior using a scale of 1/8" = 1'.
   b. Building plans using a scale of 1/8" or ¼" = 1'
   c. Building plans to include total square footage and heated total square footage.
   d. Dimensioned floor plans for all unit types using a scale of ¼" = 1" that include heated square footage, total square footage and individual room square footage. Plans must include furniture and equipment layouts.
   e. Dimensioned floor plans for all Community Buildings or Rooms, Site Amenities and Facilities using a scale of ¼" =1" that include heated square footage, total square footage and individual room square footage. Plans must include the furniture and equipment layout.
   f. For projects involving renovation and/or demolition of existing structures, proposed changes to building components and design shown in redline and also describe removal and new construction methods.
   g. For projects involving removal of asbestos and/or lead based paint removal, general notes identifying location and procedures for removal.

C. Final Plan and Specification Requirements

No later than twelve (12) months after the Reservation Date, all awarded projects must submit a full set of completed Plans, Specifications and Geotechnical Soil Reports that include all application plan requirements, any changes from the application plan submittal, and the following:

1. Plans must include and incorporate all Mandatory and Optional Design Criteria into the plans.
2. The Mandatory Design Criteria must be bound with in the project specifications.
3. Accessibility, Energy Star and Sustainable Building reports and/or reviews and checklist must be signed and/or sealed by the Engineer or Consultant that completed the plan, design, review and checklist.
4. All plans must be 100% complete, sealed by the appropriate professional and marked released for construction. The Landscaping and Development Site Lighting plans may be preliminary plans.
5. Full parcel survey; must include adjoining parcel(s) if functionally dependent.
6. Site, Civil, Architectural and Structural plans.
   a. Must incorporate all Geotechnical recommendations included in the soil report(s).
   b. Provide complete sections and details.
   c. Window and Door Schedules must be complete.
   d. Details and Sections pages for all site features and amenities.
7. Mechanicals (HVAC, Plumbing and Electrical) and Fire Sprinkler must be completed by engineers and sealed.
   a. Plumbing drawings must include waste and domestic water riser diagrams.
   b. All electrical, plumbing and HVAC fixture schedules must be complete.

c. HVAC, manuals J, S & D.
d. Natural air calculations.
e. Outside air calculations.

8. Landscaping Plans must follow any applicable landscape municipal ordinance and include:
   a. .
   b. Existing plantings.
   c. Proposed plantings.
   d. Use of native drought resistance plants.
   e. .
   f. There must be 20' minimum of sod or planting bed extending out from each exterior building wall. A lesser amount will be permitted if sod extends from building wall to property line or road.
   g. An Irrigation/sprinkler system serving all landscaped areas.
   h. All disturbed areas not sodded must be seeded.
9. Development Site Lighting plans with representative photometrics shown on plan reflecting an average footcandles of 1.0 for all development parking, sidewalks and exterior common areas.
10. Site and Civil plans using a scale of 1" = 30' or 40'.
11. Building plans using a scale of 1/8" or ¼" = 1'
12. Floor Plans using a scale of 1/4" = 1' scale.
13. Elevations and Sections using a scale of 1/8' or ¼" = 1'.

II. ACCESSIBILITY

Developments must meet all federal, state and local accessibility standards, as well as all Authority accessibility requirements.

A. Accessibility Consultant

All owners must contract with a third party Qualified Accessibility Consultant to conduct the following:

1. A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements, including initial comments from the consultant and all documents related to resolution of identified accessibility issues. The Consultant report must be included with the initial construction documents submitted to the Authority.
2. Provide at least two training sessions to the Architect, General Contractor, Job Superintendent, and a representative of every subcontractor group that will affect accessibility (grading, concrete, framing, electrical, plumbing, sheetrock, and cabinetry) regarding accessibility requirements. One training session must be on site. Maintain a written description of the training sessions and documentation of the events.
3. An inspection of the construction site after framing. The Authority must receive a copy of the consultant's report and documentation that all issues have been resolved.
4. A final inspection of the property after construction completion to determine that the property was constructed in accordance with all accessibility requirements. The Authority must receive a copy of the consultant's report and documentation that all issues were resolved prior to cost certification submission. Developers must contact the qualified accessibility consultant directly, and contract to provide the accessibility compliance services.

The project team must discuss the scope of the specific project with the Accessibility Consultant to determine the number of site visits/reviews.

The Accessibility Consultant must:

- complete Exhibit AA, Accessibility Consultant Qualifications Statement;
- possess the required knowledge to inspect multifamily properties for compliance with all federal, state and agency accessibility requirements and meets the following experience requirements and qualifications;
- not be a member or have an identity of interest with any member of the Development Team;
- have no less than five (5) years of experience performing accessibility compliance assessments for affordable rental housing projects; and
- carry the minimum insurance coverage as required by current industry standards.

The Qualified Consultant must arrange enough visits with the Development Team to observe all areas of accessibility and to verify completion of recommended corrections.

B. Modification Requirements:

1. All accessibility modifications must be in place upon completion of

   - new construction and/or
   - rehabilitation,

   including kitchen and closet shelving, grab bars, and appliances. The ability of the applicant to adapt a unit to the required standard upon request is generally not sufficient to meet this requirement. However, removable or adaptable base cabinets are permitted under kitchen and bathroom sinks and under kitchen work surfaces if written instructions for their removal and adaptation is on file in the leasing office

2. The following equipment may be stored onsite for installation at the tenant's request:

   a. Under-sink pipe guards.
   b. Visual/hearing impaired equipment.
   c. Tub seats.

   Refer to Uniform Federal Accessibility Standards (UFAS) 4.34 for additional unit design standards and consumer information that must be available to the tenant in an accessible unit.

C. Required Accessibility Standards:

1. **Mobility Disabled Units**: Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disabled, including for wheelchair restricted residents. ADA/ANSI compliant 36" x 60" minimum useable floor space roll-in showers must be incorporated into all of the Type A mobility equipped units. Mobility units with more than one bathroom must have at least one bathroom with a roll-in shower.

2. **Hearing and Sight-Impaired Units**: Type B, at least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents including compliance with ICC/ANSI A117.1 Section 1006 (audio and visual notification on fire alarms and at the primary unit entrance).

   - The unit(s) must be roughed in to allow for smoke alarms with strobe lights in every bedroom, hallway outside of the bathroom, and living area.

- A lighted doorbell button connected to an audible and strobe alarm installed in each bathroom, bedroom, and common area is required for each sight and hearing-impaired unit.

3. **5% and 2% requirement**: The same unit(s) cannot be used to satisfy the 5% and 2% requirement.

4. Signage for designated common areas and all units must be in Braille and meet ANSI A117.1, Section 703 standards.

D. Emergency Alert System:

1. All Mobility and Hearing and Sight-Impaired Units must have a wireless or hard-wired emergency alert system installed, located in every bedroom and bathroom that either triggers an audible and visual notification outside of the dwelling unit or notifies the staff and 911 during work hours, and 911 after work hours. All call for aid devices must be installed beside or below ceiling light switches in bedrooms and bathrooms.

2. If a building fire alarm system is required, the hearing and sight-impaired units are undesignated, and the required equipment is not installed, then all units must be wired into the building fire alarm system.

E. Older Persons 55+ Developments:

1. **Elevators:** There must be an ADA compliant elevator to all units above the ground floor.

2. **Furnished Gathering Areas:** Buildings with multi-story construction must have interior conditioned and furnished gathering areas located throughout the complex, including but not limited to areas near elevators.

3. **Accessible and Adaptable:** 100% of the non Type A units in new construction projects must be accessible and adaptable (Type B), as defined by the Fair Housing Amendments Act of 1988 and applicable regulations.

4. Hallways must have a minimum width of 42 inches.

5. Hallways and Corridors areas must have a continuous suitable handrail on both sides mounted 34 to 38 inches above finished floor, and be 1 ¼ inches in diameter.

6. Provide a minimum 18 inch grab bar in all tub/shower units. The grab bar must be centered vertically at 48 inches A.F.F. on the wall opposite the controls.

7. Provide solid blocking at all toilets and tub/shower units for grab bar installation.

III. MANDATORY NEW CONSTRUCTION DESIGN CRITERIA

A. Applicability

Unless otherwise indicated, the requirements in this Section III apply to the design and construction of new amenities, buildings (including nonresidential), and other structures, including when done as part of a rehabilitation or adaptive re-use development.

B. Unit Size & Base Requirements

1. All residential units must meet minimum and maximum unit size requirements. The square footage measurements below are for heated square feet only, measured interior wall to interior wall, and do not include exterior wall square footage. The area occupied by the stair case may only be counted once. Unheated areas such as patios, decks, porches, stoops, or storage rooms cannot be included. The maximum number of bedrooms allowed is four (4).

Unit	Minimum	Maximum
Studio	500 square feet	525 square feet
1 Bedroom	750 square feet	840 square feet
2 Bedroom	850 square feet	1,100 square feet
3 Bedroom	1,100 square feet	1,280 square feet
4 Bedroom	1,250 square feet	1,375 square feet

The requirements in section (B)(2) below are applicable.

No more than 20% of the total number of residential units may be Studio units.

The above square footage requirements do not apply to rehabilitation projects.

For townhouses, the maximum square footage for a 2 bedroom is 1,224 and 1,512 for a 3 bedroom.

2. Units must also meet the following requirements:

   a. Studio Apartment: the bedroom, living area and full kitchen may be contained in the same room; must have one full bathroom and laundry room.
   b. One Bedroom Apartment: at least six rooms including a living room, dining room, full kitchen, one bedroom, one full bathroom and laundry room.
   c. Two Bedroom Apartment: at least seven rooms including a living room, dining room, full kitchen, two bedrooms, one full bathroom and laundry room.
   d. Three Bedroom Apartment: at least nine rooms including a living room, dining room, full kitchen, three bedrooms, two full bathrooms and laundry room.
   e. Four Bedroom Apartment: at least ten rooms including a living room, dining room, full kitchen, four bedrooms, two full bathrooms and laundry room.

Designers are encouraged to combine living, dining and kitchen rooms into a single space to promote family community.

The above room requirements do not apply to rehabilitation projects.

3. Bedroom Size: The primary bedroom in each unit must be at least 144 square feet. All other bedrooms must be a minimum 120 square feet. The minimum bedroom square footage excludes the closet space.

4. Living Room Size: The living room must be at least 150 square feet with a minimum dimension of 11’6”.

5. Bathroom Requirements

   a. Full Bathroom: must contain a toilet, vanity with sink and a 32” x 60” gasketed fiberglass tub/shower combination.
   b. Half Bathroom: must contain a toilet and a vanity with sink.
   c. Type A units must have the accessible bedroom and bathroom with one roll-in shower located on the accessible floor.
   d. Town Homes without a bed and bath on the main floor will be required to have a half bathroom located on the main floor.
   e. Whirlpool tubs are prohibited.

6. All units must have a balcony, sunroom, or patio.

   a. Patios and balconies must be 65 square feet minimum inside the railing.
   b. Sunroom must be 70 square feet minimum and:
      i. Contain a minimum of three operable window units.
      ii. Have distinct architectural separation from the living room.
      iii. Front porches are not considered patios.
   c. Applicants may request a wavier for this requirement before the submission deadline if building zoning or design restrictions prohibit.

7. All Single Family, Townhouse and Duplex Developments must have:

   a. A covered / roofed front main entryway that must be a minimum 5’ x 5’ and
   b. A porch, patio or deck at a minimum of 70 square feet. A front porch on a single family home or stacked duplex is acceptable to meet this requirement and must be 100 square feet minimum.

8. Hallways, interior:

   a. 40” minimum width in all family units.
   b. 42” minimum width in all older persons units.

9. Breezeways and Stairways: 48” minimum clear path of travel is required through building breezeways and public/common use stairways.

10. Moisture resistant gypsum board must be installed on all ceilings and walls of bathrooms, on all walls of laundry rooms, mechanical closets and exterior storage closets, and behind kitchen sink base and dishwasher.

11. Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.

12. Fireplaces are prohibited in residential units.

C. Community Room(S), Site Amenities & Facilities

Community room(s) and amenities must be consistent with the design and appearance of the residential buildings. Development lighting is required for all amenities. Amenities should be usable beyond leasing office hours and on weekends and include occupancy sensor lighting or photocell lighting if an exterior amenity.

A Phased Development with a previously funded phase will not share amenities with a previous phase without the Authority's prior written consent.

1. COMMUNITY BUILDING OR ROOM

Community room(s) and site amenities may be incorporated into the resident/ unit buildings therefore eliminating the need for a community building. If provided, a community building must be at least 1,200 square feet and include the community multi-purpose room and ADA compliant handicapped toilet facilities. The community building may include a leasing office of 200 square feet minimum, laundry rooms, and storage/ maintenance rooms. Screened porch(es), sunroom(s), and covered patio(s) may be incorporated into the community building, but their square footage will not be included as part of the 1,200 square foot minimum for the community building. All primary entrance doors in the community building and site amenities must be either half lite or full view commercial grade glass, unless otherwise noted, to allow residents a view of the outside/inside. This does not include the maintenance or storage room doors. Blinds are prohibited on these doors. For rehabilitation projects without an existing community building/room is not required to construct a new community room or building or meet the required amenities listed below with exception of the playground for family developments.

2. REQUIRED AMENITIES:

a. Community multi-purpose room must be adequately furnished. Must contain a minimum of 8 square feet for each unit, rounded up for a total of 1,000 square feet, never being less than 250 square feet regardless of developments total units.
b. Kitchenette with a minimum of 6 linear feet of counter top that is equipped with refrigerator, microwave, sink and a 5lb. fire extinguisher.
c. An exercise room equipped with a minimum of three low impact cardio machines.
d. Tenant computer room equipped with two new current and updated computer systems that include a scanner and printer. Computers must be connected to a high speed internet service. All equipment must be kept current for the entire compliance period. All expenses associated with supplies, updates, internet service and replacement of the computer equipment is the responsibility of the development.
e. For a single building multi story development, a covered drive thru at building main entry with 13' vehicle headroom clearance minimum (Older Persons 55+ only).
f. Playground (Family developments only)
    i. Equipment must be of commercial design and quality.
    ii. All playgrounds must each contain at least four play stations/activities.
    iii. Playground must be located away from areas of frequent automobile traffic and situated such that the play area is visible from the office and maximum number of residential units.
    iv. Playground must be accessible to persons with mobility impairments
    v. A bench that is weather resistant, metal or composite, have a back, and be anchored permanently.

3. LAUNDRY FACILITIES:

a. Laundry facilities are required for all developments not providing washers and dryers in all rental units. For rehabilitation projects without an existing laundry facility is not required to construct a new laundry facility.
b. Entry into the laundry facility must be available at all times and days.
c. The development must provide washer and dryer hookups and space as required per development based upon the total units in the development as follows:

Up to 30 units	2 Washers and 2 Dryers
31-60 units	4 Washers and 4 Dryers
61-100 units	5 Washers and 5 Dryers
100+ units	7 Washers and 7 Dryers

The development must supply at all times a minimum one washer and one dryer. If tenant needs and usage exceeds the washers and dryers provided, the development must supply up to the required amount above.

d. The entrance must have a minimum roof covering of 20 square feet and have adequate lighting functioning from dusk to dawn.
e. The primary entrance door to the laundry facilities must be full view/ full length glass to allow residents a view of the outside/inside. Blinds are prohibited.
f. Contain adequate seating
g. A working surface for folding cloths must be installed.
   i. 24” x 48”, 8 square feet minimum
   ii. Must provide working space of 8 square feet per every twelve washer/dryers provided.
h. One of every twelve washer/dryers provided must be ADA compliant and accessible with one working surface also being ADA compliant and accessible.

4. POSTAL FACILITIES:

If not located within the building, the postal facility must:

a. have a roof covering which offers residents ample protection from the rain while gathering mail;
b. be located adjacent to available parking and sited such that tenants will not obstruct traffic while collecting mail; and
c. have adequate lighting functioning from dusk to dawn.

5. OFFICE AND MAINTENANCE ROOM:

a. Development must have an office on site of 200 square feet minimum. Does not apply to rehabilitation projects.
b. Development must have a maintenance room of 200 square feet minimum. Does not apply to rehabilitation projects.
c. The office must contain ADA compliant toilet facilities.
d. Office must be clearly marked and visible with exterior signage on or close to building

6. PARKING, ROADS, SIDEWALKS AND DEVELOPMENT SIGN:

a. Parking and side walk lighting must be provided.
b. All roads and parking areas are to be asphalt or concrete paved.
c. Curbing is required for all roads and parking areas throughout the development site.

d. Parking areas must be located on the development site.
e. The primary property entrance must have a development sign designed with brick or stone columns with lighting and a Fair Housing logo.
f. All sidewalks and walkways shall be a minimum of 48" in width, must be made of concrete, and must comply with the following requirements:
   i. Provide access to all parking spaces, front entryway doors, amenities, driveways and leasing office.
   ii. Sidewalks may not exceed a 2% cross slope regardless of where located. Provide a non-skid finish to all walkways.
   iii. Switchbacks are not permitted from handicap parking spaces or access aisles to building entrance in new construction projects.
   iv. Be ADA accessible and compliant as required within the development with clearly marked ramps, crosswalks, signage, etc. in accordance with ADA regulations.
   v. The developments sidewalks must join the local existing sidewalks if they exist.

7. PARKING SPACES:

If local guidelines mandate parking less than the Authority requirement, the development must receive Authority approval prior to application submittal.

a. All developments require a minimum number of parking spaces per unit size as follows:
   i. One bedroom units are 1.0 parking spaces per unit.
   ii. Two bedroom units are 1.5 parking spaces per unit.
   iii. Three and four bedroom units are 2.0 parking spaces per unit.
b. There must be at least one handicap parking space for each designated accessible unit that must be the nearest available parking space to the unit.
   i. All handicap parking spaces and associated aisles must be concrete.
   ii. Handicap ramps may not protrude into parking lot.
   iii. Access aisles cannot be installed through vehicular paths of travel.
c. All non-handicap parking spaces must be an asphalt or concrete solid surface with a minimum dimension of 8 feet wide and 18 feet deep. Ten (10) percent of the required parking spaces can be compact parking spaces

The minimum number required parking spaces does not apply to rehabilitation projects.

8. REFUSE COLLECTION AREA (S) AND RECYCLING

a. Collection area(s) should not be placed at the entrance or exits of the development unless the collection area provides the following:
   i. A pull off from the main road consisting of a cul-de-sac / turn around.
   ii. Dumpster drop off or pick up that does not stop or impede the flow of traffic.
   iii. Tenant use that does not stop or impede the flow of traffic.
b. Provide an easily-accessible area that serves the entire development for the refuse collection area and recycling area. These can be combined into one area.
c. Dumpsters / trash compactors and recycling area must be ADA accessible and located on an ADA accessible route or have ADA parking near the collection area(s).
d. Provide a collection and storage area of non-hazardous material for recycling.
   i. Property management is responsible for prominently displaying a sign stating exactly which materials are and are not accepted for recycling.
e. The pad and approach pad to the dumpster must be concrete. The approach pad must meet the requirements determined by a professional engineer. At a minimum, the dumpster pad must include two painted pipe bollards installed behind each dumpster.

f. Pedestrian paths of accessible travel must be marked/identified (painted in yellow or white) on dumpster pad surfaces.
g. The dumpster/ trash compactor and recycling pad/ area must be enclosed on at least three sides with materials that will be consistent with the design and appearance of the residential buildings. An enclosure combining masonry, cementitious products or composite products are acceptable enclosures or these products can be used independently. PVC or vinyl fencing is acceptable. Chain link and wood fencing are not acceptable.

The above requirements for Refuse Collection Area and Recycling do not apply to rehabilitation projects with exception of items c., d., and g.

D. Site and Site Lighting

1. Utilities (including but not limited to sanitary sewer, water, gas/electric, cable, internet, and telephone) must be underground throughout the development site.
2. Lots must be graded so as to drain surface water away from foundation walls. The final grade away from foundation walls must fall a minimum of ≥ 0.5 inches per foot away from building for ≥ 10ft according to the National Water Management System Requirements under Energy Star Multifamily New Construction.
3. Provide positive drainage at all driveways, parking areas, ramps, walkways and dumpster pads to prevent standing water.
   a. Utilize yard drains if needed, piped to storm water system or to daylight.
   b.
4. All water from roof and gutter system must be discharged no less than 6 feet from building foundation with positive drainage that is not impeded by mulch or other landscaping ground cover. See gutter requirements. Does not apply to rehabilitation projects.
5. All retention and/or detention ponds must be fenced. The storm water retention/detention basin design, maintenance and management shall be the sole responsibility of the owner/developer and shall be in strict accordance with all applicable federal, state, local and environmental regulations governing storm water retention/detention basins.
6. Site lighting is required for all parking, sidewalks, buildings and site amenities and should be directed down to diminish nuisance light in residential units. Lighting plans to be completed using photometrics software reflecting an average footcandle of 1.0 for all development parking, sidewalks, and exterior common areas.
7. No part of the disturbed site may be left uncovered or un-stabilized once construction is complete.
8. Burying construction waste on-site is prohibited.

E. Building Foundations, Slabs and Radon

1. All buildings located in a Radon Zone 1 will require Radon Resistant New Construction Practices. Rehabilitation projects located in a Radon Zone 1 must meet Radon Mitigation Standards. The ANSI/AARST standards are available at https://standards.aarst.org/. Check applicable federal, state, and local building codes to see if more stringent codes apply.
2. All units and community buildings must be elevated 24" minimum above the base flood elevation. Base Flood Elevation - The elevation of an area in relation to the mean sea level expected to be reached during a flood. Based on historic data, these figures indicate which areas are most likely to be flooded. This includes all flood years (100, 500, and 1000 year) and both FEMA maps and Local flood hazard areas.
3. Slab constructed buildings/ structures. Slab to be elevated a minimum of 8" above finished grade on all elevations.

4. Slab foundations will consist of a brick or stone veneer at a minimum height of 16" above finished floor elevation on all elevations.
5. Crawl space constructed home/structures will have a minimum of 30" clearance from the bottom of the lowest structural floor system framing member to grade.
6. Crawl space foundations will consist of brick or stone veneer installed up to the finished floor elevation at a minimum on all elevations.

F. Building Exterior

The building exteriors should create a residential image appropriate to the market area. Building design must use different roof planes and contours to break up roof lines. Wide window and door trim should be used to accent siding. If horizontal banding is used between floor levels, use separate color tones for upper and lower levels or patterns.

All materials must be installed using standard construction methods and means, and result in the issuance of written manufacturer's warranty and guarantees. No exterior wood finishes may be used.

EXTERIOR WALL FINISHES

1. Exterior wall faces (other than for single family homes, townhomes, and duplexes) must have an excess of 20% brick or natural or manufactured stone on each of the exterior wall surfaces, including the front wall face, each side's wall face and the rear wall face of the buildings (not to the interior wall faces of open breezeways). On all exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of soil or mulch. Does not apply to rehabilitation projects.
2. High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents and must be warranted for at least 30 years as installed:
   a. **Brick** must be installed per manufacturer's requirements.
   b. **Portland Cement Stucco** (No EIFS) must be installed per manufacturer's requirements
   c. **Stone-** natural or manufactured must be installed per manufacturer's requirements
   d. **Fiber Cement Siding & Trims** must be 5/16" thickness or greater and be installed per manufacturer's requirements
   e. **Vinyl Siding** must have a .044" thickness or greater and be installed per manufacturer's requirements
   f. **Vinyl Soffit** must have a .040" thickness or greater and be installed per manufacturer's requirements
   g. **PVC or Vinyl Composite Trim Boards** must be installed per manufacturer's requirements.
   h. **PVC Coated Trim Coil** must have a .024" thickness or greater for fascia and freeze boards only- must be installed per manufacturer's requirements

   Developments must provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty for all of the above items with the placed in service application.
3. Where exterior brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 5" under/behind the above exterior wall surface material and over the outer edge of the brick to prevent water penetration.
4. Weep holes must be below finished slab elevation and not covered by finished grade or landscaping.
5. Siding applications require all exterior penetrations to be installed on mounting blocks.
6. Metal z-flashings must be installed behind on top of and below all band boards and be of appropriate size for materials being flashed.
7. Metal flashings must be installed behind on top of and below all veneer material changes.
8. Metal flashing or 20 mil polyethylene when used in conjunction with a self-adhering polyethylene laminate flashing, must be installed above all exterior door and window units.

EXTERIOR STAIRS, RAILINGS, COLUMNS, SIGNAGE, PATIO & BREEZEWAY

1. Columns must be sized and loaded properly and consist of fiberglass, polyurethane or aluminum. Must be installed with stand offs, bases, caps and vents per manufacturer's recommendations. 4X4, 4X6, 6X6 etc. treated wood post wrapped with coil stock are prohibited. Steel post and treated post may be utilized if built up with cement trims.
2. Exterior steps at porches and patios and porches will be constructed of brick/stone foundation veneers with concrete deck/slab.
3. Multi story second, third, or fourth floor elevated porch, patio or breezeway may be constructed utilizing concrete slabs or 5/4" composite materials for the deck. Be constructed in such a manner that no wood is exposed. Concealment of wood shall be with composite materials such as PVC coated coil stock, vinyl 1x's composite 1x's, and fiber cement trims.
4. Hand rails and/or guard rail systems used at steps, porches, and patios shall be code compliant systems made of composite materials such as vinyl, fiberglass, steel (field painted) or aluminum.
5. Public use stairway components, such as stringers, treads, and risers must be constructed from steel (primed and field painted) and/or concrete. Handrails and pickets must be constructed from steel (primed and field painted) or aluminum, and be completely under roof cover.
6. Buildings and units must be identified using clearly visible signage and numbers. Building and unit identification signage must be well lit from dusk till dawn and meet ANSI A117.1, Section 703 standards.
7. For Type A units,
   a. ADA Handicap ramp components must be constructed from one of the following:
      i. steel (field painted) and/or concrete
      ii. concrete slab with brick ribbon and sidewalls
      iii. aluminum ramp system.
   b. Handrails and pickets must be constructed from steel (field painted) or aluminum.

G. Roofing and Gutters

All roofing to be installed in accordance with the current IBC/ IRC Chapter 9 and the Authority standards listed below. Developments are required to provide the Authority a written manufacturer warranty confirming a 30 year minimum warranty has been acquired for the installed roof system. This can be submitted with the placed in service application.

ASPHALT SHINGLES

1. Roof pitch to be a minimum of 4/12.
2. Architectural (dimensional) anti-fungal shingles must be used and:
   a. Must be high quality and durable.
   b. Must be installed per manufacturer's requirements to achieve at least a 30 year warranty.
   c. The following must be used underlayment, leak barriers, starter strip shingles and hip & ridge cap shingles. No exceptions.
3. Synthetic underlayment is required
4. Leak barriers must be the mineral surfaced type.
   a. Leak barriers must be installed a minimum of 5" up all side walls.
   b. Leak barrier must be installed a minimum of 24" around all roof penetration on the roof deck.
   c. Ice barriers to be installed per IBC/IRC R905.1.2.
5. All flashing are to be installed per manufacturer's recommendations to obtain a minimum 30 year warranty and:
   a. Step flashing to be 5"x5"x7" minimum
   b. Be a minimum of 0.019" (0.5 mm) in thickness

c. Be factory painted
d. All rakes or slopes must have step flashing.
e. Drip edge to be installed on all eves and rakes per IBC/IRC R905.2.8.5 at a minimum.

METAL ROOFING

1. Roof pitch to be a minimum of 3/12
2. Standing Seam panels must be used and:
   a. Be 24 gauge or thicker if placed over a heated/conditioned space.
   b. Have 1 ½" seam height minimum.
   c. Have striations or stiffing ribs.
   d. Have a galvalume coating.
   e. Must have a 30 year minimum paint warranty.
   f. Be installed per manufacturer's recommendations.
   g. Must be installed be certified installers.
3. Synthetic underlayment is required on roof deck.

LOW SLOPE/FLAT ROOFING ALL LOW SLOPE/FLAT ROOFING PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE AT LEAST A 30 YEAR WARRANTY.

1. Products must be installed by certified installers.
2. Acceptable products are
   a. Metal panels with a 3" seam height minimum.
   b. Single- Ply membranes
      i. PVC or,
      ii. TPO or,
      iii. EPDM
   c. Modified Bitumen must:
      i. Be a 2 ply system.
      ii. Be Torch down.
      iii. Have a ceramic surface.
3. All Single-Ply membranes and Modified Bitumen low slope roof products to be installed with heavy duty walkway pads:
   a. Walkway must be a different color.
   b. Must be from same manufacture as roofing material or approved by manufacture for use.

GUTTERS

Seamless 5" minimum gutter and downspout systems complete to be installed on all buildings.
1. Downspouts must be installed so as not to drain across pedestrian paths of travel
2. All water from roof and gutter system must be discharged no less than 6 feet from building foundation by:
   a. Concrete splash blocks with positive sloped drainage away from foundation; or
   b. Be piped underground to an appropriate location.
3. .

H. Building Envelope, Insulation and Sound Proofing

1. All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to be taped for moisture protection or similar water barriers provided manufacture's installation steps are followed.

2. Seal all penetrations to prevent moisture and air leakage.
3. All attics to be vented.
4. Exterior walls R-13 insulation.
5. Attics R-38 insulation.
6. Crawl Space floors R-19 insulation.
7. Unit party walls and floor assemblies require sound proofing (sound batt insulation) to achieve a rating of STC 54.

I. Windows and Doors

All windows and exterior doors must be Energy Star rated for zone south central be of high quality, durability and must be installed per manufacturer's requirements to achieve at least a 10 year warranty for windows and a 1 year warranty for Fire Rated doors. Developments are required to provide the Authority a written manufacturer warranty confirming the warranty has been acquired for the windows and exterior doors. This can be submitted with the placed in service application. An accessible automatic door opener is required for the primary entrance into and out of older person's congregate buildings.

1. All interior doors must:
   a. Be side hinged
   b. Be hollow core paneled hardboard, paneled solid wood, or hollow core flush hardwood.
   c. Bedroom doors must be 3-0. Does not apply to rehabilitation projects.
   d. Bath doors minimum of 2-8. Does not apply to rehabilitation projects.
   e. Closet doors minimum of 2-6. Does not apply to rehabilitation projects.
   f. Pantry doors minimum 2-0. Does not apply to rehabilitation projects.
   g. Hollow core, flush lauan doors are prohibited.
   h. ADA accessible doors at common areas and Type A units must:
      i. Have ADA lever hardware.
      ii. Be 3-0 minimum.
   i. Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation.
   j. Louvered doors at HVAC closet for air handler return are acceptable.

2. All exterior doors must be Energy Star metal-clad or fiberglass doors and must:
   a. Metal clad steel edge doors and frames are acceptable for use in firewalls only.
   b. Be side hinged.
   c. Be a minimum of 3-0 in width (34" clear width). Does not apply to rehabilitation projects.
   d. Have a rot proof jamb.
   e. Include a peephole on main entry door.
   f. Have a thumb latch/ lever style deadbolt lock.
   g. ADA accessible doors at common areas and Type A units must:
      i. Have a maximum threshold height of ½"
      ii. Have ADA lever hardware.
      iii. Include a peephole a maximum of 48" AFF at primary unit entry door only.
      iv. Have spring hinges at the unit's primary unit entry door only.
   h. Primary unit entry doors must have a minimum roof covering of 3'w x 5'd with corresponding porch/pad or be located in the breezeway.
   i. High quality vinyl sliding glass doors are acceptable for use at the back door to the patio or deck and must:
      i. Have multi point locking hardware keyed alike.
      ii. Include coastal hardware.
3. Windows must be Energy Star rated for zone south central and must:

a. Have blinds for each window installed.
b. Metal blinds are prohibited.
c. Provide window manufacturers data sheet (s) with plans.
d. Be single hung, double hung, casement or awning. Sliding windows are prohibited. Sliding windows are acceptable to rehabilitation projects.
e. Be vinyl.
f. Have appropriate design for exterior finishes.
   i. Windows installed in brick or stucco veneer must meet manufacture's recommendation for installation and water proofing.
   ii. Windows installed in siding veneers must meet manufacture's recommendation for installation and water proofing.
   iii. Windows installed with 1x perimeter trim must meet manufacture's recommendation for installation and water proofing.
g. Not be installed over bath tub/shower.
h. Be continuously caulked behind the flange and taped per the manufacture's recommendations.
i. Be installed per window manufactures recommendations.
j. In Type A units, all windows and blinds must meet or exceed all State and Federal accessibility requirements.

J. Kitchens

1. All kitchen cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. All cabinets will conform to the performance and fabrication requirements of ANSI/KCMA A161.1-2000.
   a. Drawers must have dual slide tracks.
   b. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
   c. Site built cabinets are prohibited.
2. Each kitchen must have at the least the following minimum linear footage of clear countertop that are at or below 36 inches in height above finished floor, excluding the sink and range space:

Studio	5.0 linear feet minimum
1 Bedroom	8.0 linear feet minimum
2 Bedroom	10.0 linear feet minimum
3 Bedroom	12.0 linear feet minimum
4 Bedroom	13.0 linear feet minimum

   This amount must be clearly shown on the plans.
   The minimum linear footage of clear countertop requirement does not apply to rehabilitation projects.
   a. Counter tops may be manufactured post form, granite or solid surface.
   b. Site built tops countertops must be constructed of 3/4"AC plywood. No particle board, press board or fiber board will be allowed.
3. All units must have an 18 cubic foot minimum Energy Star rated frost free refrigerator freezer with ice maker. Does not apply to rehabilitation projects.
   a. Doors must open beyond 90 degrees to allow bin removal.
   b. Ice maker box (cold water supply) with shut off must be installed behind the refrigerator.
4. All units must have an Energy Star rated dishwasher and be installed beside the kitchen sink. Does apply to rehabilitation projects.
5. All units must have a double bowl kitchen sink 8" deep minimum. Does not apply to rehabilitation projects
6. All units must have over the range microwave.
7. All units must have a slide in range that is at least 30 inches wide or a cooktop and wall oven.

a. A backsplash panel must be installed behind the cooktop and cover the entire wall behind the cooktop.
b. Anti-tip devices must be installed on all kitchen ranges and be securely fastened to the floor.

8. All units must have a Fire Stop or comparable extinguishing system over the stove. Alternatively, the range must have SmartBurner elements installed in the range.
9. Each unit must be equipped with a 5 lb. ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in accessible units. If contained in the cabinet/pantry area must have proper signage, 4" X 3" minimum, identifying the location.
10. A 24" wide pantry cabinet, same manufacture as kitchen cabinets, or a pantry closet with a 24" interior door and a minimum of 24' deep must be provided in the kitchen.
11. Fluorescent lighting or LED lighting is required in the kitchen.
12. The aisle width between cabinets and/or appliances is 42" minimum. Does not apply to rehabilitation projects.
13. For Type A units:
    a. The refrigerator must be ADA compliant.
    b. Kitchen sinks must be ADA compliant and:
        i. Be 6 ½" deep maximum.
        ii. Be rear-draining.
        iii. Sink bottoms insulated if bottom of sink is at or below 29 inches above finished floor.
    c. The range / cooktop / wall oven must be ADA compliant.
    d. Pull-out worktops are prohibited
    e. Workstations must be installed beside the range with no wall to the left or right of the workstation.
    f. The wall cabinet mounted over the work station must be 48 inches maximum above finished floor to the top of the bottom shelf.
    g. Provide cabinet microwave shelf with microwave or counter top microwave.
    h. Unit must have a 30" range hood.
    i. The range hood fan and light must have separate remote switches.
    j. Kitchen counter tops and ranges with cooktop must be ADA compliant.
    k. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are prohibited.

K. Bathrooms

1. All bathroom vanities/cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. All cabinets will conform to the performance and fabrication requirements of ANSI/KCMA A161.1-2000 and:
    a. Drawers must have dual slide tracks.
    b. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
    c. Site built cabinets are prohibited.
2. Vanities/cabinets shall be provided in all units and must be 36" minimum.
3. All full bathrooms must have:
    a. Ceiling light and exhaust fan on the same switch and must provide adequate lighting to the tub/shower
    b. Vanity light must be provided and be on a separate switch.
4. All half bathrooms must have:
    a. Ceiling light and or vanity light, must provide adequate lighting
    b. Exhaust fan.
    c. These can be switch together or separately.

5. Mirror length must extend from the top of vanity backsplash to 6' minimum above finish floor. Framed decorative mirrors are excepted if they meet the above requirements.
6. Tub/shower units must be 32" x 60" minimum fiberglass based units with slip resistant floors. Shower head to be mounted 80" above finished floor.
7. Water closets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans.
8. Type A units:
    a. Must contain a roll in shower and:
        i. Be one piece fiberglass based unit with slip resistant floor.
        ii. Be ADA/ANSI compliant from manufacture.
        iii. Have factory installed grab bars.
        iv. Have a 36" x 60" minimum useable floor space.
        v. Have a collapsible water dam or beveled threshold that meets code
        vi. Approaches to roll-in showers must be level, not sloped
        vii. Have adjustable shower rod and weighted curtain installed before occupancy
        viii. Shower floor may not be used for code required 67" clear floor space in bathrooms.
        ix. The shower head with wand must be installed on a sliding bar and within code required reach ranges by the seat.
        x. An additional diverter must be installed to provide water to a shower head on the short shower wall in front of the seat, mounted 80" above finished floor.
    b. Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
    c. Vanity tops or top of sink rim can be no higher than 34" above floor.
    d. Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are prohibited
    e. Provide solid blocking at all toilets and tub/shower units for grab bar installation.
    f. If providing a wall hung sink in an accessible unit it must have solid blocking behind the fixture and a recessed medicine cabinet or a storage cabinet must be provided.
    g. A wireless or hard-wired call for aid station is required in all bathrooms

L. Bedrooms, Closets and Storage Closets

1. The primary bedroom must have at least 144 square feet, excluding the closet(s). Does not apply to rehabilitation projects.
2. Secondary bedrooms must have at least 120 square feet, excluding the closet(s). Does not apply to rehabilitation projects.
3. Every bedroom must have a closet at a minimum of 24" deep and contain a 5' long minimum wire shelf and closet rod. Does not apply to rehabilitation projects.
4. All interior and exterior mechanical and storage closets must have finished floor coverings.
    a. Interior closets must have carpet or resilient flooring.
    b. Interior mechanical closet must be resilient flooring

M. Laundry Room

1. All developments must have a washer and dryer hookup in each unit and:
    a. Have a minimum depth of 36" measured from the back of the door.
    b. Must accommodate a full sized 30" washer and dryer adjacent to each other.
2. Washer water shutoff valves must be installed right side up with the hose connection below the shutoff handle.
3. Dryer vent connection box must be galvanized metal and be located above the baseboard.
4. In Type A and Type B units,

a. Each clothes washer and dryer must be centered for a side approach only. Does not apply to Type B units in rehabilitation projects.
b. The washer and dryer clear floor space areas may overlap.
c. All electrical, plumbing, and venting rough-ins must be centered behind each washer and dryer to allow them to be centered for side approach.

N. Floor Coverings

All materials must be installed to manufacturer’s specifications using standard methods and resulting in the issuance of a manufacturer's guarantee / warranty. Manufacturer’s written warranties must be provided to the Authority with the placed in service application.

1. Living Areas must have Luxury Vinyl Tile (LVT), Ceramic Tile, Laminate Flooring or Hardwoods.
2. Bedrooms may have carpet.
3. Kitchens, Bathrooms, Laundry room, Mechanical closets, Dining areas, and Foyer/ entrance area must have resilient flooring LVT, Sheet Vinyl, VCT or Ceramic Tile. Shoe molding must be installed in all resilient flooring areas.
4. LVT must have a 12mil wear layer and provide a minimum 15-year residential warranty. LVT installed in kitchens, bathrooms, laundry areas and mechanical closets must be water resistant.
5. Sheet vinyl must be a minimum 0.095 thickness and provide a minimum 20-year residential warranty.
6. VCT must be at minimum 0.080 thickness.
7. Ceramic floor tile shall be minimum 12” x 12” and installed over poured concrete slab or cementitious backing material.
8. Carpeting shall comply with FHA -HUD Use of Materials Bulletin No. 44d.
9. Carpet pad must be installed under all carpeting and shall comply with FHA -HUD Use of Materials Bulletin No. 72a.
10. Carpets used in Type A unit bedrooms must be glue-down type without padding.
11. Carpet tile may be used in common area and must be:
    - rated for severe use with a 3.5 or greater TARR rating,
    - open cell backed, no hard backed tiles. and
    - stain resistant.

O. Mechanicals

1. Non-Unit, “development”, spaces must have separate HVAC systems. AKA “House System”
    a. Must have a combined 15 SEER2 Energy Star rated HVAC system.
    b. All refrigeration lines must be insulated.
    c. Must be located within the developments building space.
2. All units must have individual central heat and air, HVAC.
    a. Manuals J, S & D must be utilized for design requirements. HVAC manufactures J, S & D software can be utilized to provide the required manuals as long as that manufacturer’s equipment is being installed.
    b. All units must have a combined 15 SEER2 Energy Star rated HVAC system.
    c. All refrigeration lines must be insulated.
    d. Traditional air handler, heat pump and ducted HVAC system are acceptable.
    e. Mini split ducted or ductless systems are acceptable.
3. All HVAC air handlers must be contained within the unit.
4. Bottom of returns must be 12” minimum above FFE.
5. All openings in duct work at registers and grilles must be covered after installation to keep out debris during construction.
6. The use of duct board is prohibited.

7. Connections in duct system must be taped and sealed with mastic and fiberglass mesh.
8. Ductwork located in unconditioned spaces must be insulated with R-8 minimum.
9. Galvanized metal or aluminum must be used for plenums and mixing boxes.
10. Electric mechanical condensate pumps are not allowed.
11. All hub drains serving HVAC condensate lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.
12. All bedroom closets, interior storage rooms, coat closets, and laundry rooms/closets must have a 4 inch tall by 8 inch wide minimum pass-thru grille above doors for air circulation in those areas that do not get conditioned. Does not apply to rehabilitation projects.
13. There must be a minimum of ¾ inch air space under all interior doors measured from finished floor for air circulation.
14. All bath exhaust fans shall be rated at 70 CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited.
15. Dryer vents must be vented to the exterior of the building using hard ductwork along with the shortest run possible: maximum run is 35' including deductions for elbows.
    a. Vent connection must be centered behind the dryer.
    b. Venting thru the roof is prohibited.

P. Plumbing

1. Sanitary sewer main lines cannot be located under the slab of a multifamily single story design, single family homes, townhouses and duplex developments. The sanitary sewer main line must run on the front, side or back of the building/ structure and provide a sanitary sewer service tie in for each unitSub metering, readable, is required for all units in multifamily multi story developments.
2. Individual water meters are required for all units in multifamily single story designs, single family homes, townhouses and duplex developments.
3. Unit water cut offs must be in an easily accessible area and clearly marked with signage.
4. All domestic water line cut off valves must have metal handles, not plastic.
5. Domestic water lines are not allowed in unconditioned spaces.
6. Offset toilet flanges are prohibited.
7. All shower valves to be anti-scald.
8. Water sense fixtures must be used:
    a. Toilets 1.28 GPM or less.
    b. Showerheads, Kitchen faucets and Bath faucets 1.5 GPM or less.
9. Washer/dryer hookups in all units.
10. Toilets to be ADA height in all units.
11. Toilets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs and be clearly marked on the plans.
12. Water heater for each unit:
    a. Electric water heaters must meet Energy Star requirements.
    b. Gas water heaters must meet Energy Star requirements. L
    c. 30 gallon minimum for one and two bedroom units.
    d. 40 gallon minimum for three and four bedroom units.
    e. Prohibited to be mounted above equipment or appliances.
    f. Located in the units insulated envelope.
    g. Placed in drain pans with drain piping plumbed to disposal point as per the latest approved addition of the International Plumbing Code.
    h. Pipe all Water Heater Temperature & Pressure (T&P) relief valve discharges to disposal point as per the latest approved edition of the International Plumbing Code.
    i. Elevated if necessary for proper pan drainage
    j. Use of gas tankless water heaters is allowed with above requirements.

k. Use of electric tank less water heaters is allowed with the above requirements and the electrical panel must be rated at 200 amps or greater.

13. All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.
14. Frost-proof exterior faucets must be provided on every building with in a multi story development on the “House” water supply. Locations should be maintenance based.
15. All single family, Townhouse, Duplex and single story development must supply a frost-proof faucet at the front and rear of each unit on the unit’s water supply. Does not apply to rehabilitation projects.

Q. Electrical

1. Units must have separate electrical systems.
2. Non-residential, “development”, spaces must have separate electrical systems. AKA “House”
3. Hardwired interconnected Smoke Detectors and Carbon monoxide detectors are to be installed as required by all applicable codes and regulations local, state and federal.
4. All switches and thermostats to be mounted no more than 48” above the FFE.
5. All receptacles, telephone jacks (Older Person +55 Development), and cable jacks to be mounted 15” minimum above FFE.
6. All ceiling fans to be Energy Star rated.
7. All bulbs to be Energy Star rated.
8. All units must have an Energy Star rated ceiling fan with light fixture located in the living room and all bedrooms with the light and fan being wall switched separately.
9. Overhead lighting is required in all bedrooms, bathrooms, laundry rooms, closets (other than pantries or coat closets), and storage rooms and to be wall switched. Does not apply to laundry rooms and closets for rehabilitation projects.
10. Exterior lighting is required at each unit entry door and to be wall switched by door unit. Buildings with conditioned interior corridors with access doors at each end with 24/7 “House” lighting are exempt from this requirement at the unit main entry door only.
11. All units pre-wired for high speed Internet, phone and datahook-up with:
    a. One centrally located connection port within the unit with capabilities in the living room and each bedroom,
    b. All internet, phone and data lines must be toned and tagged properly to each unit.
    c. Each building must have an internet, phone and data termination and demarcation box for each vendor connection
12. All units in an Older Person +55 development must be pre-wired for telephone with jacks installed in the living room and one per bedroom.
    a. All telephone lines must be toned and tagged properly to each unit.
13. Development Lighting
    a. Serviced by the “House” electrical panel.
    b. Must be located in all common areas, breezeways, corridors, stairwells and amenities
    c. Open areas and exterior amenities must be activated by a photo cell placed on the east or north side of the building.
    d. Conditioned or closed common areas require 24/7 lighting.

R. Energy Star

1. New Construction Multi Family Developments will:
    a. Be built to meet and receive the Multi Family New Construction Energy Star Certification. This includes all mandatory measures; MFNC Rater Design Review Checklist, MFNC Rater Filed Checklist, MFNC HVAC Functional Testing Checklist, MFNC Water Management System Requirements.

b. All reports must be provided to the Authority with final inspection request.
c. Developments will use the Energy Star Portfolio Manager and must allow The Authority full access to this data for a minimum of five years. To share a property with The Authority, users should send a connection request to development@SCHousing.com.

2. New Construction Single Family, Townhouses and Duplex Developments will:
   a. Be built to meet and receive the Version 3.0 Energy Star Certification. This includes all mandatory measures; National Rater Design Review Checklist, National Rater Checklist, National HVAC Design Report, National HVAC Commissioning Checklist, National Water Management System Builder Requirements.
   b. All reports must be provided to the Authority with final inspection request.
3. If the development fails to meet the requirements outlined in this section, the Authority may adjust the allowable costs for construction and may reduce the LIHTC allocation.

S. Single Family, Townhouse and Duplex Developments

1. All detached single family homes must contain a minimum of two (2) bedrooms.
2. Duplexes may have one bedroom if mixed development two (2) bedrooms if not mixed.
3. Townhouses must contain:
   a. a minimum of two (2) bedrooms
   b. Town Homes without a bed and bath on the main floor will be required to have a half bathroom located on the main floor.
   c. Townhouse definition: A single family dwelling unit constructed in a row of three or four attached units two or three stories tall in which each unit extends from foundation to roof with a yard or public way in the front and back. Each unit would have its own separate street address. These units would be considered IRC R-3 buildings.
4. Must have concrete driveways (if providing individual driveway for each unit), curbing at street and front entry walkways. Curbing at street will be waived for scattered site developments.
5. May use trash cart container if the locality provides such and:
   a. Must provide enclosed storage at each unit for the trash cart.
   b. Must have one for each unit.
   c. Must provide letter stating this service is available.

T. Adaptive Re-Use of Existing Structures

The definition of “adaptive reuse” is the conversion of an existing non-residential building(s) into a residential building(s). The architect must certify on Exhibit G that the development will meet the following requirements:

1. A minimum of fifty percent (50%) of the square footage of each existing building(s) must be converted to residential use.
2. If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) must constitute a minimum of fifty percent (50%) of the total square footage of the entire development.
3. Reseal all asphalt parking and roadway surfaces throughout the development.

IV. MANDATORY REHABILITATION CRITERIA

A. Applicability

The following requirements apply to rehabilitation of existing units. Other than as described below, existing developments do not need to be physically altered to meet new construction standards.

Design documents must show all proposed changes to existing and proposed buildings, parking, utilities, and landscaping. An architect or engineer must prepare the design drawings.

All amenities and common areas must be brought to current ADA requirements. Any replacement of existing materials or components must comply with the design standards for new construction. In addition to needs identified by the Authority, the rehabilitation scope of work must include the following:

1. UNIT INTERIORS

- All bi-fold and accordion doors must be replaced with hinged doors.
- Shoe molding must be installed in areas where glue down or laminate flooring is/was installed.
- Splash panels must be installed behind all ranges.
- Stair handrails must have continuous wood blocker board.
- Anti-tip devices secured to the floor must be installed under all ranges.
- Interior painting must include the entire unit.

2. PLUMBING

- All water heaters must be in an overflow pan and piped to the outside (where possible).
- All units must have individual water shut off valves in the unit.
- Water heaters under kitchen countertops must be relocated.
- All polybutylene ("Quest") piping must be replaced.
- All original cast iron p-traps must be replaced.

3. ELECTRICAL

- All receptacles, switches and cover plates must be replaced.
- All units must have looped smoke alarms.
- In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If a ceiling light is not present, one must be installed and switched accordingly.
- Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.
- A telephone jack must be installed in the primary bedroom next to a receptacle for future TTY use.
- A centrally located port supporting tenants personal (private) wireless high speed internet equipment, per unit.

4. HEATING AND AIR

- Hard duct all new and existing bathroom exhaust fans where possible (in attics).
- Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.
- Clothes dryer venting must be hard ducted to the exterior and concealed in wall.

5. SITE WORK

- Existing site lighting must be adequate and functioning according to photo metric analysis software.
- Property entrance must have a monument sign with brick or stone columns.
- Sewer lines must be scoped and repaired/replaced as needed.
- Painted pipe bollards must be installed behind all dumpsters.

6. MISCELLANEOUS

- Attic insulation must meet R-30 minimum value.
- An automatic accessible door opener is required for the primary entrance into and out of senior congregate buildings.
- All Type A accessible units must be brought to current building standards.
- Existing fire walls in attics between units must be intact and solid.
- Attic access panels must be lockable with keys available.

B. Applicants must submit the following

These tests must be provided 10 months after receiving an award.

1. For properties built prior to 1978, a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs), and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report written by an architect, building contactor or develop will not suffice. A plan and projected costs for removal of hazardous materials must be included.
2. All properties must be tested mold by licensed professional in these areas and a plan for removal or remediation of any issues. At least ten (10) percent of the total number of units must be tested. The testing must include at least one (1) centrally located unit in each building.
3. All properties located in Radon Zone 1 must be tested by a licensed professional in these areas and a plan for remediation of any issues.
3. A report assessing the structural integrity of the building(s) being renovated from an architect or engineer. Report must be dated no more than six (6) months from the full application deadline.
4. A current termite inspection report. Report must be dated no more than six (6) months from the full application deadline.

C. Replacement Reserve

Applications must demonstrate the replacement reserve is adequate to maintain and replace any existing systems and conditions not being replaced or addressed during rehabilitation.

APPENDIX C1 - 9% LIHTC

Table of Contents

I. APPLICATION AND AWARD LIMITATIONS

A. Applications

Unless otherwise specified, all QAP and Appendix references to "application" refer to the full application. A member of a Development Team (as defined herein) may not be associated with or submit more than four (4) full applications; there are no limits on preliminary applications.

To be considered in the competitive round, all applications must be submitted by the required due dates as specified in the LIHTC Program Schedule.

B. Award Limitations

1. The Authority will not award more than two (2) applications to any member of a Development Team. Additionally, the Authority will not award more than $1,750,000 in federal LIHTCs to any one (1) application.

   For purposes of the maximums in this section, the Authority will determine whether a person or entity not listed in an application is a member of the Development Team for the proposed project based on relationships between the parties in previously awarded projects and other common interests. Standard fee for service contract relationships (such as accountants or attorneys) will not be considered.

2. The Authority will not award more than one (1) new construction application per county.

3. If the selection criteria would result in exceeding these amounts across set-asides, the Authority will make awards in the following order General New Construction, Rehabilitation, and High Demand New Construction. The Authority may exceed these limits in the event of inadequate demand among eligible applications which would prevent fully awarding the state's available resources.

4. An application will be ineligible for an award of 9% LIHTCs if
   - it requests the state LIHTC, and
   - the Authority does not have enough available.

   In that event, the award will go to the next highest-ranking financially feasible application in the set-aside.

II. APPLICATION GROUPINGS, SET-ASIDES AND REQUIREMENTS

A. County Groups

For purposes of this QAP, counties fall into one of two groups:

1. **Group A**: Aiken, Anderson, Beaufort, Berkeley, Charleston, Dorchester, Greenville, Horry, Lancaster, Lexington, Richland, Spartanburg, and York

2. **Group B**: Abbeville, Allendale, Bamberg, Barnwell, Calhoun, Cherokee, Chester, Chesterfield, Clarendon, Colleton, Darlington, Dillon, Edgefield, Fairfield, Florence, Georgetown, Greenwood,

Hampton, Jasper, Kershaw, Laurens, Lee, Marlboro, Marion, McCormick, Newberry, Oconee, Orangeburg, Pickens, Saluda, Sumter, Union, and Williamsburg

B. Set-Asides

The Authority will place Applications for 9% LIHTCs in one of the set-asides described in subsections (1), (2) or (3) below; Applicants may request consideration in (4). The percentages are of 9% LIHTCs available to the state in 2025 after making award(s) under subsection (B)(4)

The Authority will award LIHTCs starting with eligible applications earning the selection criteria ranking within each of the set-asides and continuing in descending order through the last application that can be fully funded within the range of LIHTC available in each of the set-asides.

1. HIGH-DEMAND NEW CONSTRUCTION (35-40%)

New construction projects located in a Group A county.

2. REHABILITATION (20-25%)

Rehabilitation projects. The Authority will award up to $600,000 per application of this set-aside to RD projects.

For purposes of this QAP, "Rehabilitation" means a project where all of the units are in one or more currently existing residential building(s). Applications including any of the following will be considered "New Construction":

- adaptive re-use;
- redevelopment of entirely vacant residential buildings; and/or
- proposals to increase and/or substantially re-configure residential units.

3. GENERAL NEW CONSTRUCTION (25-35%)

New construction projects located in a Group B county.

4. PUBLIC HOUSING AUTHORITY (ONE AWARD)

The Authority will make an award to applications involving the demolition and new construction to replace existing public housing. A local public housing authority (or a related entity) must be listed as a general partner or managing member of the ownership entity. This award will not count towards one award per county limit.

C. Nonprofit Set-Aside

If necessary, the Authority may adjust the allocations of awards of the state's federal tax credit ceiling under the QAP to award projects involving tax-exempt organizations (nonprofits). The Authority may adjust such awards to allow up to approximately ten percent (10%) of the state's federal tax credit ceiling being awarded to such projects. In its sole discretion, the Authority may also choose to roll forward up to approximately ten percent (10%) of the state's federal tax credit ceiling.

1. Eligible nonprofit organizations must meet the following criteria:
   - is a tax-exempt organization under Section 501(c)(3) or 501(c)(4) of the Code;
   - has three (3) full-time staff whose responsibilities include the development of housing;

- is qualified to do business in the State of South Carolina, as evidenced by having a status of "Good Standing" with the South Carolina Secretary of State's Office;
- has among its exempt purposes the development of low- income housing; and
- complies with the requirements for material participation contained in the Code, including but not limited to a narrative statement, certified by a resolution of the nonprofit's Board of Directors, describing the nonprofit's plan for material participation during the development and compliance period and participation must be continuous and ongoing throughout the compliance period.

2. The nonprofit organization or the wholly owned single-asset entity subsidiary must own (directly or through the partnership) at least 51% interest in the general partner (GP) or managing member (MM) of the Owner entity in accordance with current laws and IRS regulations throughout the development's compliance period.

3. The nonprofit GP or MM may be an association or alliance of eligible nonprofit organization(s) and a for profit organization(s).

4. Fees paid to third party development consultants, evidenced by the cost certification, must not exceed $35,000. The consultant fee must be for legitimate and necessary consulting services.

5. Only the nonprofit GP or MM has the authority to exercise substantial and ongoing continuous control over the application submission process and over the subsequently produced development. All functions and responsibilities normally performed or undertaken by a GP or MM must be performed by the nonprofit.

D. Size Requirements

New construction developments in any county may not consist of fewer than 40 affordable units and new construction developments may not consist of more than the following affordable units based on its county grouping:

- Group A Counties: ***80*** units
- Group B Counties: ***60*** units

Rehabilitation developments may not consist of more than 100 units.

III. NEW CONSTRUCTION SCORING CRITERIA

A. Proximity to Amenities and Jobs; Rural Area

1. DISTANCE TO AMENITIES

	High Demand New Construction			
Max - 65 points	**Driving Distance in Miles**			
Primary Amenities	≤1	≤1.5	≤2	≤3
Grocery	12	10	8	6
Shopping	7	6	5	4
Pharmacy	7	6	5	4
Retail	6	5	4	3
Healthcare	3	2	1	
Public Facility	3	2	1	

Max - 65 points	General New Construction			
	Driving Distance in Miles			
Primary Amenities	≤2	≤2.5	≤3	≤4
Grocery	12	10	8	6
Shopping	7	6	5	4
Pharmacy	7	6	5	4
Retail	6	5	4	3
Healthcare	3	2	1	
Public Facility	3	2	1	

Full Service Grocery – have a minimum size of 12,000 square feet and operate with regular business hours offering a full range and variety of foods, cleaning products and paper products. Variety of foods must include: 1.) meats, poultry and fish; 2.) breads and cereals; 3.) fresh vegetables and fruits; and 4.) dairy products.

Shopping – a big box store, shopping plaza, mall, retail strip or convenience neighborhood center containing multiple stores stocked with many varieties of goods including all of the following: 1.) clothing; 2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene.

Pharmacy – does not include specialty pharmacies or drug services; or pharmacies or drug stores only available for patients of a designated medical practice or facility.

Healthcare – hospital, urgent care, or general/family practice. Does not include medical specialists or a local health department.

Public Facility –

- community center with schedules activities operated by local government;
- public park owned and maintained by local government containing, at a minimum, playground equipment and/or walking/bike trails and listed on a map, website or other official means (greenway or trailhead does not qualify);
- library operated by the local government and open a minimum of five days a week.

Retail – any grocery or shopping as defined above; any strip shopping center with a minimum of 4 operating establishments; or any general merchandise establishment.

All establishments must be open to the general public and operating as of the preliminary application deadline with no announced closing prior to the notification of the final point scores.

A maximum of two (2) amenities per category can be used.

The driving distance will be the mileage as calculated by Google Maps and must be a drivable route as of the preliminary application deadline. The drivable route must be shown in satellite view map format along with written directions. A photo of each amenity must also be provided. The measurement will be at any point of the site’s road frontage to or from the amenity entrance and the same point on the site’s road frontage will be used for all measurements. Driveway, access easements, and other distances in excess of 500 feet between the nearest residential building of the proposed project and road shown on Google Maps will be included in the driving distance.

A single establishment may qualify for points under multiple categories.

2. AREA EMPLOYMENT

Up to ***10*** points based on the number of jobs paying between $1,251 and $3,333 per month in a two-mile radius for Group A counties and a four-mile radius for Group B, as displayed on the U.S. Census Bureau's OnTheMap tool for the Longitudinal Employment Household Dynamics database. The Authority will use the most current year available as of the preliminary application deadline.

Applications will earn points as follows:
- 10 points for at least 5,000 jobs.
- 8 points for 4,000 to 4,999 jobs.
- 6 points for 3,000 to 3,999 jobs.
- 4 points for 2,000 to 2,999 jobs.
- 2 points for 1,000 to 1,999 jobs.

3. USDA RURAL

5 points for being located entirely within rural areas as defined by USDA (using the link below) as of the preliminary application deadline:
https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12

B. Land Donation or Ground Lease

5 points if a local government, school district or entity who received the property from a local government owns the proposed project real estate as of the preliminary application deadline and the application shows no more than either $5,000 in the cost line-items for land and buildings or $100 per year for a ground lease. The local government, school district or entity who received the property from a local government must have owned the real estate since at least July 31, 2024 and not have purchased or received any portion from a Principal or a related party.

C. Affordability

Applications will earn ***10*** points based on an agreeing to comply with the applicable limits in the matrix below. In order to receive points, the application must reflect one set-aside election (average income or "original" minimum set-aside (i.e. 40% at 60% or 20% at 50%) and meet the criteria below for the selected set-aside.
- For average income, the percent shown is the average AMI among the units' designations.
- For an original minimum set-aside (40% at 60% or 20% at 50%), at least 20% of the units must be affordable to and occupied by households at the AMI shown.

County Income Level	MINIMUM SET-ASIDE ELECTION	
	Average Income	Original
High	54%	30%
Moderate	56%	40%
Low	58%	50%

The county income levels are as follows:

- High- Beaufort; Berkeley; Charleston; Dorchester; Greenville; Lancaster; Lexington; Richland; York
- Moderate- Aiken; Anderson; Calhoun; Chester; Darlington; Edgefield; Fairfield; Florence; Georgetown; Horry; Kershaw; Oconee; Pickens, Spartanburg; Saluda; Sumter; Union
- Low- all others

Any units targeted to 20% AMI for purposes of the Supportive Housing criteria may also count towards the requirements of this section. If a reduction in rents or extension of affordability period results in the development becoming financially unfeasible, the Authority may modify elections during underwriting. The Application will not receive points as originally requested.

2. ***10*** points if the application includes a notarized letter signed by the proposed owner of the property affirming a knowing and voluntary waiver of the right to request a qualified contract from the Authority for the duration of the extended use period.

D. Affordable Housing Shortage

1. ***10*** points to a project that is located in a county that did not receive a new construction 9% LIHTC award in the previous ten funding cycles

2. ***5*** points to a project that is located in a county that did not receive a new construction 9% LIHTC award in the previous five funding cycles; or

3. ***3*** points to a project that is located in a county that did not receive a new construction 9% LIHTC award in the previous three funding cycles

E. Sustainable Building

Applications will earn ***5*** points for committing to meet green and energy efficiency sustainable building requirements for one of the following sustainable building certifications:

- Enterprise's Enterprise Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider)
- US Green Building Council's LEED for Homes certification program
- Home Innovation Research Lab's National Green Building Standard, meeting Bronze level or higher;
- Southface Energy Institute and Greater Atlanta Home Builders Association's EarthCraft certification programs, based on development type
- High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program

The application must include a certification from a responsible green and/or energy professional affiliated with the certifying party selected that the project will meet such requirements.

F. Leveraging

1. Applications may earn up to ***6*** points for documented support from a source listed below.

2. Only the following sources of support qualify for the additional points:
   a. HOME or Community Development Block Grant (CDBG) funds;
   b. established local government housing development program
   c. public foundation funds from an affiliate of a local government or health care institution;
   d. the documented cost of infrastructure improvements or amenities funded in full by a governmental entity that are located on or adjacent to the project site that will serve the tenants and which will be constructed after application submission and completed prior to the development placing in service; and/or;
   e. other support approved by the Authority in response to a request submitted at least 30 days in advance of the application deadline.

   Funding or financial support
   - may be appropriated directly by a public entity and/or awarded by a non-profit organization financially supported by a local government, such as a local housing trust fund;
   - must be from an independent third party not affiliated with any member of the Development Team (the Authority will determine affiliations based on relationships between the parties in previously awarded projects and other common interests).

3. The application must list the source(s) as a loan(s) (other than (2)(d)) and include an executed commitment letter reflecting a term of at least twenty (20) years and an interest rate less than or equal to the long-term applicable federal rate (compounded monthly) in effect for the month prior to the full application deadline as shown on https://www.novoco.com/resource-centers/affordable-housing-tax-credits/2023-applicable-federal-rates

   For subsection (2)(d), the application must include a signed letter from the local government (or other public entity) itemizing the waived fees and an affirmation that these fees would have been charged in the absence of the arrangement.

4. Applications will earn points based on the total amount or value of support committed per low-income unit (excluding an employee/manager's unit):
   - ***6*** points for at least $10,000
   - ***5*** points for between $8,000 and $9,999
   - ***4*** points for between $5,500 and $7,999
   - ***3*** points for between $3,500 and $5,499
   - ***2*** points for between $2,000 and $3,499
   - ***1*** point for between $1,000 and $1,999

G. Project-Based Rent Assistance

1. Applicants will earn ***5*** points for submitting an executed letter (on the required form) regarding conversion of tenant-based vouchers to a project-based subsidy for at least twenty percent (20%) of the project units.

2. If the owner is unable secure final approval for the conversion, as described in the application, within six (6) months of the Reservation Certificate date, the Authority will not award points for letters from that same voucher administrator in the following two 9% LIHTC application cycles.

H. Supportive Housing

5 points for agreeing to target ten percent (10%) of the total units to persons with disabilities and either

- designating such units as affordable to and occupied by 20% AMI, or
- securing a commitment of federal project-based rent assistance (converting vouchers).

Households with only a disability source of income (such as Supplemental Security Income) will be eligible for the 20% AMI units.

One or more service providers, as coordinated by state authorities, will refer households. For a period of sixty (60) days after the initial rent-up period begins the owner will establish a preferential leasing opportunity for referrals and thereafter will maintain a separate waiting list.

IV. TIE BREAKER CRITERIA

The Authority will use following the factors in the order listed to break a tie.

A. An application would be all of the Development Team's only award while the tying application(s) would be all of the Development Team's second or third.
B. The application in the county with the least 9% LIHTC awards in the previous three funding cycles.
C. The development is located in area that has a concerted community revitalization plan (CRP). The plan must be included in the application submission. The plan must meet the criteria below:
   1. As of preliminary application deadline, a local government formally adopted a plan to revitalize a defined geographic area containing the proposed site;
   2. The local government certifies that no Principal initiated the CRP being adopted (other than a public housing authority);
   3. Completing the development proposed in the application would contribute to one or more if the CRP's stated goals; and
   4. The local government has made or is committed to making specific investments in non-housing infrastructure, amenities, or services beyond the proposed development.
D. Projects providing for tenant ownership at the end of the initial fifteen (15) year compliance period. The application must include a conversion plan including all homebuyer counseling programs to be provided along with the financial procedure that will be used to transfer the rental units into homeownership.
E. If projects remain tied after all above tie breakers have been applied, the Authority will utilize a lottery.

V. EVALUATION OF REHABILITATION APPLICATIONS

The Authority will evaluate rehabilitation applications comparatively based on the following criteria.

A. Preventing of the conversion of units to market rate and/or the loss of government housing resources, specifically properties:
   - ***10*** points for developments which the owner is eligible to request a qualified contract currently;
   - ***10*** points for developments with a federal project-based assistance contract on at least 90% of the units reflecting a remaining term of less than three (3) years;
   - ***5*** points for development which the owner is eligible to request a qualified contract within the next two (2) years; or
   - ***5*** points for development with a federal project-based assistance contract on less than 90% of the units reflecting a remaining term of less than three (3) years.

B. The extent of physical distress, particularly with major systems, accessibility, and/or life, health and safety features, as informed by the Physical Needs Assessment and determined by the Authority. Failure to properly maintain the buildings will not enhance an application's likelihood of award if a member of the current owner's organizational structure or a related party will remain part of the new ownership.

   1 point for each of the following systems being replaced (max. ***9*** points) – roof, HVAC, flooring, windows, hot water heaters, tubs/showers, kitchen cabinets and countertops, ranges and refrigerators.

C. ***1*** point if the development was the subject of an application in the previous year's application round that got to the tie breaker level and did not receive an allocation.

D. ***1*** point if the development is located within an area covered by a Concerted Community Revitalization Plan.

E. If applications remain tied based on the above criteria, the Authority will utilize the distance to amenities points listed in Section III(A)(1) as the tie breaker.

APPENDIX C2 – TAX-EXEMPT BONDS

Table of Contents

I. OVERVIEW

Developments proposed for financing by private activity bonds may be eligible to receive 4% LIHTCs if eligible to receive a LIHTC allocation under the QAP for the year in which the application for bond financing is filed with the Authority. The Authority will issue a preliminary, non-binding response to an application for the 4% LIHTC stating whether the development is eligible. After the development places in service, the owner will submit a Placed-in-Service (PIS) application.

II. CRITERIA

A. Application Process

The Authority will accept applications for tax-exempt bonds/4% developments in accordance with the schedule published on the Authority's website.

B. Requirements

All developments must meet all threshold criteria in the QAP, except as modified by the following:

1. SCATTERED SITE

Scattered site developments are eligible if the development meets all the following:

- All buildings must be under the ownership of one entity.
- All units must be managed by one management entity.
- All buildings must be developed under one plan of financing and considered a single development by all funding sources.
- The development must be appraised as a single proposed development.
- Each noncontiguous parcel must be located within the same county.
- Each noncontiguous parcel must contain at least four (4) units per parcel.

2. PORTFOLIO TRANSACTIONS

Applications pooling together multiple properties for acquisition/ rehabilitation under one bond issuance must be:

- separate for each property, and include an appraisal for that single property;
- developed under one issuance plan of bond financing; and
- entirely managed by one management entity.

3. REQUIRED DEVELOPMENT EXPERIENCE FOR HUD SECTION 18 OR RAD CONVERSIONS

An application proposing to convert public housing developments through the HUD Section 18 or Rental Assistance Demonstration (RAD) programs, may request a waiver of the required development experience if the Development Team contracts for the services of an LIHTC consultant who has experience on previous HUD Section 18 or RAD conversions.

4. SIZE REQUIREMENTS

The maximum number of units for a new construction application is two hundred (200). The minimum number of units per application is seventy (70), this number can be achieved by the development itself, scattered sites or portfolio transactions.

5. MAXIMUM LIHTCS PER UNIT

There is no maximum amount of federal LIHTCs. Developments needing State Tax Credit will be limited to the amount needed to supplement, but not supplant the federal LIHTC and must be limited to an amount necessary only to achieve financial feasibility of the development. See Appendix C-3 for State Tax Credit requirements.

6. AUTHORITY-ADMINISTERED HOME FUNDING

Tax exempt bond developments are not eligible to apply for Authority HOME funds.

7. DEVELOPER FEE

For both new construction and rehabilitation developments, developer fee is limited to the lesser of
- $5 million;
- 15% of Total Development Costs less Land, Consulting Fees, Developer Fees, Developer Overhead, Other Developer Costs and Reserves; or
- $30,000 per unit

The deferred portion of the developer fee may not exceed fifty percent (50%) of the total at application submission. See Deferred Developer Fee section in the QAP for additional requirements regarding the Deferred Developer Fee.

8. APPLICATION AND AWARD LIMITATIONS

- A Development Team may submit up to three (3) preliminary applications per each funding cycle.
- The Authority will not award more than one (1) application per funding cycle to any member of the Development Team.
- The Authority will not award more than one (1) new construction application per county.

C. Other Requirements

All tax-exempt bond developments must meet all criteria in the 2025Low-Income Housing Tax Credit Manual, except the following:
- Reservation Certificates
- Carryover Allocations
- Verification of 10% Expenditure

All tax-exempt bond developments requiring South Carolina State LIHTCs must meet all criteria in Appendix C3.

State law requires the ranking determination to be based on highest value and greatest public benefit. The ranking criteria below has been adopted by the Authority and the Joint Bond Review Committee in accordance with Act 202.

SC Housing will maximize the federal LIHTC allocation, determine if STC is needed for financial feasibility, and will then rank the eligible projects based on:

- State resources per heated residential square foot
  - This criterion will rank projects from lowest to highest, based on a calculation of state resources (bond ceiling and state tax credit) per heated residential square foot (i.e., excluding common

areas), to demonstrate the most efficient use of state resources for the portion of total project costs applicable to actual tenant housing.

- State resources per bedroom
  - This criterion will rank projects from lowest to highest, based on a calculation of state resources per bedroom, to demonstrate the most efficient use of state resources for the number of families the project will house.

- State resources per dollar of total project costs
  - This criterion will rank projects from lowest to highest, based on a calculation of state resources to total project costs to demonstrate the most efficient investment of state resources in the project overall.

- State resources per potential tenant
  - This criterion will rank projects from lowest to highest, based on a calculation of state resources per potential tenant to demonstrate the most efficient use of state resources for the number of potential residents the project will house.

A 30% adjustment to state resources will be made as a ranking consideration for projects located in USDA-designated rural areas. A 10% adjustment to state resources will be made for new construction units, as a ranking consideration for projects providing an overall increase in affordable housing. These adjustments apply for the sole purpose of establishing project rankings.

Total state resources will include any amount of state ceiling, any applicable state tax credits, and any other state resources and incentives as are germane and applicable to the project.

Tiebreakers:
1. Allocation of State Housing Tax Credit to the project that could be accommodated within the limitation in the event the other project could not.
2. Allocation to a project located within a designated rural area if the other project is not.
3. Allocation determined solely by the relationship of total state resources to the number of tenants the project is expected to serve, as a determinant of greatest public benefit.

APPENDIX C3 – STATE LIHTC

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I. GENERAL REQUIREMENTS

A. Projects must comply with all of the following for owners to initially claim the state tax credit (STC).

1. Consists of one or more building(s) qualified for federal LIHTC under Internal Revenue Code Section 42.

2. All buildings place in service after January 1, 2020 and before December 31, 2030.

3. Has restricted rents that do not exceed 30% of income for at least
   - 40% of units occupied by households with incomes of 60% or less of the median income, or
   - 20% of units occupied by households with incomes of 50% or less of the median income.

4. The owner provides a report (Report) to SC Housing detailing
   - how the STC will benefit the tenants (including, but not limited to, reduced rent),
   - why the STC is essential to the financial feasibility to the project, and
   - provide evidence of local support.

   In the interest of timely implementation, as of these policies being issued there is no prescribed Report format. Instead owners submit relevant documentation and staff may follow up.

5. Application must request the maximum amount of federal LIHTC before requesting STC. STCs are only meant to be the last resource in the application and only meant to cover any gap remaining after all other sources have been maximized.

6. Public Hearing was conducted no less than ten business days from public notice and community was given no less than ten days to provide comment to SC Housing.

7. Receives an Eligibility Statement from SC Housing.

8. Those awarded STCs also must comply with any applicable SC Housing Bulletin(s) and decisions made during application review.

B. Requesting the STC

1. The Authority will only award STCs to developments with an applicable fraction of 100% .

2. Application must request the maximum amount of federal LIHTC before requesting STC. STCs are only meant to be the last resource in the application and only meant to cover any gap remaining after all other sources have been maximized.

3. Developer may only submit one application per project.

4. Applications listing STC as a source will be ineligible if there is an insufficient amount of STC remaining.

5. Minimum STC request is $300,000 unless the requested is supported by a syndicator or investor letter of interest noting their willingness to purchase at the specific lower amount.

C. Claiming the STC each year during the credit period depends on the project remaining in compliance with Sections I(A)(1) and I(A)(3) above plus all other applicable LIHTC requirements.

D. SC Housing will issue Eligibility Statements and monitor for noncompliance; it has no role in assessing specific taxpayers' ability to reduce tax liability in any calendar year. Owners will need to consult with their own tax professionals.

II. STC PROCESSES

A. All applications will be reviewed and scored according to the current years Qualified Allocation Plan.

B. For developments utilizing the federal 9% LIHTC, SC Housing will underwrite/review the top scoring applications that will exhaust the federal 9% LIHTC limit. Of the top scoring applications, SC Housing will determine if any of those applicants requested STCs. Of those applications, SC Housing will determine if:
- the application is made for a project to be located in a USDA-designated rural area;
- STC is needed for financial feasibility;
- the application has local support; and
- the application is receiving the maximum federal LIHTC allocation.

B. SC Housing will conduct a public hearing no less than ten business days from public notice and community will be given no less than ten days to provide comment to SC Housing.

C. For 9% applications, allocations of STC will not exceed $8 million, as adjusted per item II.E below and in accordance with the state statue. At a minimum, fifty percent (50%) will be made available for allocation to projects located in rural areas only.

D. For Tax-Exempt Bond applications, allocations of STC will not exceed $12 million, as adjusted per item II.E below and in accordance with state statue.

E. Any unused portion of the allocation will be deemed to be unallocated and will be made available for allocation in the following year pursuant to the provisions of SC Code Section 12-6-3795(B)(5).

III. RANKING

State law requires the ranking determination to be based on highest value and greatest public benefit. The ranking criteria below has been adopted by the Authority and the Joint Bond Review Committee in accordance with Act 202.

SC Housing will maximize the federal LIHTC allocation, determine if STC is needed for financial feasibility, and will then rank the eligible projects based on:

- State resources per heated residential square foot
    - This criterion will rank projects from lowest to highest, based on a calculation of state resources (bond ceiling, if applicable and state tax credit) per heated residential square foot (i.e., excluding common areas), to demonstrate the most efficient use of state resources for the portion of total project costs applicable to actual tenant housing.

- State resources per bedroom
    - This criterion will rank projects from lowest to highest, based on a calculation of state resources per bedroom, to demonstrate the most efficient use of state resources for the number of families the project will house.

- State resources per dollar of total project costs
    - This criterion will rank projects from lowest to highest, based on a calculation of state resources to total project costs to demonstrate the most efficient investment of state resources in the project overall.

- State resources per potential tenant
    - This criterion will rank projects from lowest to highest, based on a calculation of state resources per potential tenant to demonstrate the most efficient use of state resources for the number of potential residents the project will house.

A 30% adjustment to state resources will be made as a ranking consideration for projects located in USDA-designated rural areas. A 10% adjustment to state resources will be made for new construction units, as a ranking consideration for projects providing an overall increase in affordable housing. These adjustments apply for the sole purpose of establishing project rankings.

Total state resources will include any amount of state ceiling, any applicable state tax credits, and any other state resources and incentives as are germane and applicable to the project.

Tiebreakers:

A. Allocation of State Housing Tax Credit to the project that could be accommodated within the limitation in the event the other project could not.
B. Allocation to a project located within a designated rural area if the other project is not.
C. Allocation determined solely by the relationship of total state resources to the number of tenants the project is expected to serve, as a determinant of greatest public benefit.

IV. DETERMINATION AND ELIGIBILITY STATEMENT

A. SC Housing will issue a STC Determination of Project Eligibility based on
    - the underwriting of the application
    - the financial feasibility;
    - its consideration of local support

B. After being placed in service, if the project remains in compliance with all applicable conditions and requirements, SC Housing will issue an Eligibility Statement along with the Form(s) 8609.

APPENDIX E

2024 LOW-INCOME HOUSING TAX CREDIT MANUAL

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All deadlines listed herein are for 5:00 PM Eastern Standard Time and fall to the next business day if it otherwise would occur on a holiday or weekend.

I. RESERVATION/CARRYOVER ALLOCATION PROCEDURES (9% ONLY)

Any reservation or carryover allocation obtained on the basis of false or misleading information shall be void.

A. Reservation Certificates

The Authority will mail Reservation Certificates to all funded developments upon completion of the competitive scoring process. To acknowledge acceptance of the reservation of LIHTCs, Owner must execute and return the Reservation Certificate and pay all fees then due within ten (10) business days of receipt. The date of the Reservation Certificate is the "Reservation Date."

Once all Reservation Certificates have been executed and returned, the LIHTC Awards List will be released and posted on the Authority's website.

Issuance of a Reservation Certificate does not guarantee that the development will receive an allocation of LIHTC in the amount stated, or at all.

Any violation of the terms and conditions of the Reservation Certification and/or an untimely submission of documentation referenced in the Reservation Certificate may result in its cancellation.

B. Carryover Allocations

Owners seeking a Placed-In-Service (PIS) allocation the year in which the reservation was made must submit a PIS application on or before the second Monday in December. Developments with a reservation of LIHTC that will PIS after December 31 of the reservation year must submit an Application for a Carryover Allocation to the Authority no later than the date specified in the Reservation Certificate.

The Authority will send a Carryover Agreement for signature. The Owner must return the original documents by the due date indicated.

II. VERIFICATION OF 10% EXPENDITURE (9% ONLY)

The Authority requires owners meet the Verification of Ten Percent Expenditure (10% Test) no later than six (6) months after the Carryover Allocation date. The Authority may permit an extension of this date only under circumstances beyond the Owner's ability to control. In any event, the Authority may not grant an extension longer than ten (10) months after the Carryover Allocation date.

The 10% Test application is due to the Authority within three (3) weeks after the 10% Test deadline. Failure to submit by the due date may result in the cancellation of the LIHTC award.

If any of the required documents are missing/incomplete, the following will apply:

- Prior to the Application deadline – the missing/incomplete document(s) may be submitted without penalty.

- After the Application deadline – the missing/incomplete document(s) may be submitted upon payment of the missing document fee.
- If the missing/incomplete documents are not corrected and resubmitted to the Authority within seven (7) business days following the notification, the development may forfeit its allocation of LIHTCs.

III. PROGRESS MONITORING

Applicable to all projects awarded low income housing tax credits.

A. Progress Reports and Inspections

The owner must submit a quarterly Exhibit L Progress Report that accurately describes the status of the development. The first (1st) report will be due April 7 of the calendar year following the Reservation/Carryover. Subsequent reports are due July 7, October 7 and January 7 thereafter until the development submits the placed-in-service application.

Developments will be subject to four (4) construction progress inspections during the construction phase (25%, 50%, 75%, and 100%). The 100% inspection must be requested within sixty (60) days of receiving the Certificate of Occupancy on the last building completed.

B. Progress Deadlines

The Authority may grant an extension of the deadlines below for an extension fee. All extension requests must be in writing and submitted not less than one (1) week prior to the deadline along with the required fee. The Authority will only accept and grant extensions for individual categories, not an overall blanket extension for all categories.

Developments receiving an allocation of 9% federal tax credits

TWELVE (12) MONTHS AFTER THE RESERVATION DATE :

The following documents are due not later than twelve (12) months after the Reservation Date:

- Final architect certified development plans and specifications. Final plan and specification requirements are outlined in Appendix B Development Design Criteria.

- The Owner entity must have title to the land as evidenced by a copy of the recorded deed and/or land lease.

- Geotechnical Soil Report(s)
  - All new construction developments and rehabilitation projects adding a new building must submit a complete site-specific Geotechnical soil report and boring site plan not more than one (1) year old at the time of full application.
  - The soil report and boring site plan must reflect the results of laboratory test conducted.
  - The report must be prepared by a registered professional or a certified testing agency with a current license to practice in the State of South Carolina.

- a copy of the executed construction contract;
- a certified copy of the executed, recorded, FINAL construction mortgage document with the recorder's clock mark date stamp showing the date, book, and page number of recording;
- the original executed and recorded Restrictive Covenants (if applicable);

- the executed binding commitment for syndication.; and
- the management entity's plan as referenced in the QAP.

FIFTEEN (15) MONTHS AFTER THE RESERVATION DATE:

All developments must be under construction. New construction developments must have all footings or a monolithic slab in place as evidenced by photographs submitted with a Progress Report certified by the development architect or engineer. Rehabilitation developments must have begun actual rehabilitation of the units, as evidenced by photographs submitted with a Progress Report certified by the development architect. Rehabilitation and new construction must be continuous and progressive from this date to completion.

Developments receiving a Bond Ceiling Allocation

The following documents will be due as listed on the TEB Schedule posted on the Authority's website at the time of application:

- Updated preliminary financial projection
- Final architect certified development plans and specifications. Final plan and specification requirements are outlined in Appendix B Development Design Criteria.
- The Owner entity must have title to the land as evidenced by a copy of the recorded deed and/or land lease.
- Geotechnical Soil Report(s)
  - All new construction developments and rehabilitation projects adding a new building must submit a complete site-specific Geotechnical soil report and boring site plan not more than one (1) year old at the time of full application.
  - The soil report and boring site plan must reflect the results of laboratory test conducted.
  - The report must be prepared by a registered professional or a certified testing agency with a current license to practice in the State of South Carolina.
- a copy of the executed construction contract
- a certified copy of the executed, recorded, FINAL construction mortgage document with the recorder's clock mark date stamp showing the date, book, and page number of recording
- the original executed and recorded Restrictive Covenants (if applicable)
- the executed binding commitment for syndication
- the management entity's plan as referenced in the QAP.

Applicants failing to close within the TEB Schedule timeline may not be eligible to apply in any Authority funding cycles the following year.

IV. PLACED IN SERVICE ALLOCATION PROCEDURES

The owner must submit a Placed-In-Service (PIS) application and all supporting documentation listed on Exhibit A – Placed in Service Checklist within nine (9) months of the last building placing in service.

Applications not received by this due date may be submitted until the last business day in December of the tax year for which the development expects to claim credits, upon payment of a late delivery fee.

The Authority will review PIS applications in the order received. If the application is incomplete, the following will apply:

- A Missing Document Fee will be assessed per missing item
- If the Authority does not receive the corrected or missing documents and administrative fee within ten (10) business days following December 31, the development may lose its allocation of LIHTCs.

The PIS application must include a Contractor Cost Certification in the form outlined in Exhibit J-2 as to the actual costs incurred in construction of the project. A Certified Public Accountant must perform an audit and issue an opinion letter in accordance with Generally Accepted Accounting Principles and Generally Accepted Auditing Standards and execute the CPA Certification Form. The development team must certify that all costs have been reported for inclusion in the cost certification.

The certification must include a statement that a final copy of all costs incurred has been reviewed and is in accordance with the requirements of the LIHTC Program, and that after careful review and investigation into the eligible basis, the costs that are not includable have been excluded from the eligible basis. The Authority may require an attorney opinion for costs that are questionable as to their eligibility for LIHTC purposes.

The Authority will use industry standards to determine the total actual allowable cost for construction and may reduce the LIHTC allocation. If either the audit or Authority staff finds that the Contractor's actual allowable costs for construction are less than budgeted costs at application and as amended by any approved change order requests, then the Authority may reduce the eligible basis and decrease the amount of LIHTCs. The Authority assumes no responsibility for determining which costs are eligible.

Once submitted Owners may not modify or resubmit a certification. All underwriting decisions based on the submitted certification are final.

After receipt of a complete PIS application, all units are to be one hundred percent (100%) complete and available for immediate occupancy by the placed in service deadline, as documented by the Certificates of Occupancy or an equivalent provided by the local government entity. Failure to meet either criterion may result in cancellation of the LIHTC allocation.

If the PIS application is complete, the Authority will execute and mail Form 8609(s), but not until the last building in a multi-building development has been placed in service.

V. PROJECT CHANGES, TRANSFERS AND RETURN OF CREDITS

A. Material Changes Prohibited

If, upon the submission of the Carryover Allocation Documents, the 10% Test application or the PIS application, the Authority determines that the development is not substantially the same as described in the original Tax Credit Application, the development may not receive an allocation of LIHTCs.

At all times after award, the owner is responsible for promptly informing the Authority of any changes or alterations which deviate from the final plans and specifications approved at award.

B. Transfers

Neither reservations nor carryovers are transferable without the prior written consent of the Authority.

No change in the makeup or identity of a GP in a partnership or its equivalent in a limited liability company is permitted without the prior written consent of the Authority. Without limitation, this prohibition includes indirect transfers through the admission of any "special limited partner(s)" that leads to the eventual exit of a GP or its equivalent in a limited liability company. LIHTCs allocated to developments whose ownership is altered in violation of this provision shall be subject to revocation by the Authority.

C. Return of Credits and Returned Credit Allocation Procedures

LIHTC allocations may be returned only on a date agreed upon by the Authority and the Owner.

D. Recycling Credits

An owner who received an award of 9% tax credits in the previous funding cycle may request to return those credits and receive an allocation from the current tax credit cycle equal to or less than the amount of the original tax credits awarded. The request must be made in the current calendar year and include payment of the Recycling Credit Fee. An owner may only request to recycle credits one time per development and may not be eligible to submit an application in the next 9% tax credit application round.

Projects seeking additional credits will be required to return the development's tax credit allocation and re-apply in the next application cycle.

VI. COMPLIANCE MONITORING PROCEDURES

The procedures the Authority will follow in monitoring are outlined in the LIHTC Compliance Monitoring Manual on the Authority's website. The manual includes but is not limited to procedures that address the following areas: record keeping and record retention; certification and review; on-site inspection; and notification as to noncompliance.

Additionally, all LIHTC developments must comply with the following:

A. Mandatory Compliance Training Session for On-Site Management Staff

Once a development reaches 75% construction completion, the Owner must schedule required attendance at a compliance training session for on-site management staff charged with handling the daily tasks of property management and program eligibility determinations.

B. Rent Increases

Developments cannot increase rent levels without approval from the Compliance Monitoring Department. Rent increases in excess of 5% annually may not be approved.

C. Annual Audited Financial Statements:

All developments, regardless of when funded, must submit audited financial statements and operating expense information not later than June 1st of each year through the appropriate Authority platform. A late delivery fee will be assessed if the audited financial statements and operating expense information is not received by June 1st of each year.

D. Compliance Monitoring Fees:

Compliance monitoring fees are

- subject to change each year, the current QAP will reflect the amount owed per unit for any given year
- due each year through extended use period to include the decontrol period.

VII. PROGRAM SUSPENSION AND DEBARMENT

A. The following events may result in suspension from participating for funding from any of the Authority administered programs for a period of three (3) years:
   1. Developments that fail to meet the 10% Test by the date specified in the carryover document or place-in-service by the Code deadline.
   2. Removal of the General Partner or its equivalent in a limited liability corporation. The Authority may make exceptions due to death, bankruptcy, or cessation of business operations.
   3. Providing a false or inaccurate certification.
   4. Failure of a development to remain in compliance with all rules and regulations imposed by the Tax Credit Assistance Program (TCAP) funds or Exchange Program.
   5. Interference with a LIHTC application for which an individual or an entity is not a part of the Development Team.

B. Any of the following actions may result in the permanent debarment from participating for funding from any of the Authority administered programs:
   1. Any Development Team member who provides false or misleading information to the Authority or the Hearing Officer with regard to a development seeking LIHTC, regardless of when such false or misleading information is discovered.
   2. Any partnership formation and/or developer agreement, whether written or otherwise, that attempts to circumvent Authority requirements, regardless of when the violation is discovered.
   3. For nonprofit sponsored developments, breach of the requirement for continuous and ongoing material participation. Debarment applies to the nonprofit and all of its officers and directors.

C. The Authority may disqualify an application from the current or upcoming application cycle for any of the reasons below.

   1. Member(s) of the Development Team or person(s) on behalf of a development team member(s) contacting Board members from the LIHTC preliminary application submission date through the date of award regarding
      - the scoring or evaluation of any applications,
      - interpretation or implementation of the QAP or Appendices, or
      - the award of LIHTCs.

   2. Any of the following applies to a member of the Development Team:
      - debarment from any federal or state program;

- submission of fraudulent information to the IRS or any federal or state affordable housing program;
- failure to meet a requirement resulting in full recapture of LIHTCs;
- failure to comply with laws governing fair housing and accessibility for persons with disabilities resulting in a U.S. Department of Justice finding;
- default on a loan resulting in foreclosure or deed in lieu of foreclosure that leads to premature termination of a mandatory affordability period*;
- abandonment or forfeiture of an affordable housing property*;
- failure to comply with restrictive covenants*;
- removal or withdrawal as General Partner or Managing General Partner of a LIHTC property*; and/or
- return of LIHTCs to an allocating agency*.

*Items denoted with an asterisk are events for which the applicant may request a waiver no later than January 31, 2024.

3. A member of the Development Team is responsible for prior instances of any of the following in the previous ten (10) years without a waiver from the Authority requested no later than January 31, 2024:
   - Forms 8823s and/or health and safety issues not cured within the established period;
   - default or arrearage of at least three months in an affordable housing mortgage or loan;
   - outstanding flags in HUD's 2530 National Participation system;
   - deferred maintenance, mold, building code violations or other evidence of poor maintenance at properties monitored by the Authority;
   - failure to pay Compliance Monitoring Fees;
   - failure to submit rent rolls, annual owner certifications, or other required reporting;
   - failure to report to the Authority any common areas, buildings or dwelling units that has been out of service for a period exceeding 30 days due to damage or disrepair; and/or
   - failure to notify the Authority of a change in property ownership or management.

D. The Authority may determine other acts that require suspension or debarment. Suspensions or debarments based on such acts not otherwise defined shall be conducted as outlined in the Authority's Debarment and Program Suspension Policy.

FEE SCHEDULE

Fee	9% LIHTC	TEB/4% LIHTC
Application Fee - due at the time of application	Prelim - $1,500	n/a
	Full - $4,500	$6,000
Market Study Review Fee - due at the time of application	$600	$600
Missing Document Fee - assessed per missing document and will be assessed every 5 business days	$1,000	$1,000
Reconsideration Fee - due at the time a request for reconsideration	$2,000	$2,000
Reservation Fee - due 10 business days after notification of award	10% of the LIHTC award	n/a
Bond Issuance Fee	n/a	New Issuances -.75% of total bond issuance amount
		Re-fundings - .50% of total bond issuance amount
State Tax Credit Fee- due 10 business days after notification of award	10% of STC award	10% of STC award
Plan Review/Construction Inspection Fee - due 10 business days after notification of award	$6,600	$7,000
Reprocessing of Form 8609 - per Form 8609, due at request	$100	$100
Re-underwriting Fee - due if the Authority has to re-underwrite a development due to a change at any time	$2,000	$2,000
Extension Fee - due at time of each request	$1,000	$1,000
Late Delivery Fee - fee will be assessed every 5 business days	$1,000	$1,000
Waiver Fee - due at time of request	$1,000 per item	$1,000 per item
Recycle Fee - due at time of request	$10,000	n/a
Compliance Monitoring Fee - All compliance monitoring fees must be paid to the Authority at the time the PIS application is submitted and on or before the first day of February of each succeeding year throughout the extended use period. The Authority will assess a ten percent (10%) late fee of the total outstanding balance for payments received after thirty (30) days from the date due. The minimum late fee will be $50. The Authority may adjust the amount of the fee at any time. Such an adjustment shall not be treated as a QAP amendment.	$80 per LIHTC unit annually, plus an additional $50 per LIHTC unit annually for projects using the average income minimum set-aside	$80 per LIHTC unit annually, plus an additional $50 per LIHTC unit annually for projects using the average income minimum set-aside. Note - may also be referred to as Bond Admin. Fee
Transfer of Ownership Fee -due at time of request	$1,500	$1,500
Transfer of Investor Limited Partnership fee- due at time of request	$500	$500
Annual Owner's Certification Fee- will be charged for failing to submit the AOC within 30 days of the required due date	$500	$500

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Proposed Transportation Infrastructure Project
Additional Financial Assistance

Chapter 43 of Title 11 (the South Carolina Transportation Infrastructure Bank Act) provides that the Bank may provide loans and other financial assistance to pay for all or part of eligible costs of qualified projects, subject to the review and approval of the Joint Bond Review Committee.

By letter dated November 21, 2024, the Infrastructure Bank Board has requested approval of the Joint Bond Review Committee for additional financial assistance approved by the Bank on November 20, 2024, to Jasper County and Hardeeville for the Interstate 95, Exit 3 project.

The additional financial assistance consists of a grant of $35 million and an extension of the existing loan term to 25 years; and is conditioned on among other things requirements that the applicants seek additional funding options; that the applicants provide updates to the Bank every 90 days of their efforts to pursue additional funding; that any cost savings resulting from these pursuits will be offset against the Bank's additional funding; that the Bank's additional grant funding will be expended last; and that the additional funding is contingent on the applicants' receipt of all permits.

The Bank originally approved the project on July 7, 2020, for financial assistance up to $56,191,806, funded one-half by a grant, and one-half by a loan with term of 15 years at an interest rate of 3.5%. The total cost of the project at that time was estimated at $82,463,074, with a local match of $20,748,186, and other funds of $5,523,082. The Committee subsequently approved the project as recommended by the Bank on August 11, 2020.

On June 20, 2024, the South Carolina Department of Transportation advised that costs of the project had increased by $45,000,000. The project was among those listed in the Bank's report of projects with identified overages provided to the Committee at its meeting on October 8, 2024, and reflected a shortfall of $35,000,000, net of an additional $10,000,000 to be contributed by the applicants toward the project.

The project is integrated within the Interstate 95 widening project from the Georgia state line. The South Carolina Department of Transportation expects to let the project in early 2025, and seeks confirmation of full funding no later than December 31, 2024.

The project will be funded from existing financial resources of the Bank.

Statutory Requirements

Project Approvals. The Bank board must determine eligible projects and select those qualified to receive a loan or other financial assistance, with preference given to eligible projects which have local financial support. The board must consider the projected feasibility of the project and the amount and degree of risk to be assumed by the Bank, and also may consider without limitation the local support of the project; economic benefit and enhancement of mobility, public safety, project completion, and transportation services; the ability of the applicant to repay a loan; the financial or in-kind contributions to the project; weighting to areas of the state experiencing high unemployment; and whether the governing bodies of the county or the municipality in which the project is to be located provide by resolution a finding that the project is essential to economic development, or the Bank receives a resolution or certificate from the Coordinating Council for Economic Development that the project is essential to economic development in the State, or both. Projects must have eligible costs of at least $25 million.[1]

The Bank is also required to prioritize its projects in accordance certain provisions of Act 114 of 2007, which was amended by Act 275 of 2016, particularly taking into consideration financial viability including estimated maintenance and repair costs over the expected life of the project; public safety; potential for economic development; traffic volume and congestion; truck traffic; the pavement quality index; environmental impact; alternative transportation solutions; and consistency with local land use plans.[2]

Demonstration by Bank of Compliance with Statutory Requirements

The Bank has developed and adopted objective scoring criteria incorporating the statutory requirements described above, which scoring criteria form the basis to establish qualified projects and their priorities. Scoring includes consideration for local match and its relationship to total project cost; other funds; the Metropolitan Planning Organization and Council of Governments score; a public benefit preliminary score; and a financial plan score. Scoring for the project as originally approved was determined accordance with this methodology.

By resolution adopted on July 16, 2020, the South Carolina Department of Transportation Commission approved the July 7, 2020, decision by the Bank board to provide loans and financial assistance to the project, following the commission's findings among others that the project was included in the appropriate Council of Government's or Metropolitan Planning Organization's currently approved regional transportation plans, as reflected in lists included as an attachment to the commission's resolution.

Accordingly, the Bank has demonstrated compliance with the legal provisions and met the conditions of the South Carolina Transportation Infrastructure Bank Act for additional financial assistance to the project approved by the Bank on November 20, 2024.

COMMITTEE ACTION:

> Review and approve the additional financial assistance approved by the Bank on November 20, 2024, for the project described herein.

[1] SC Code Section 11-43-180.
[2] SC Code Sections 11-43-265, requiring compliance with prioritization criteria prescribed in SC Code Section 57-1-370(B)(8).

ATTACHMENTS:

1. Letter dated November 21, 2024, of John B. White, Jr., Esquire, Chairman, South Carolina Transportation Infrastructure Bank.
2. Selected supporting materials accompanying the Bank's request.
3. Letter dated August 27, 2024, of Mr. Justin P. Powell, Secretary of Transportation.

AVAILABLE:

1. Statutory references.
2. Complete submission materials.
3. JBRC project and debt authorizations to date.

South Carolina Transportation Infrastructure Bank

955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

November 21, 2024

The Honorable Harvey S. Peeler, Jr., Chairman
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

RE: SC Transportation Infrastructure Bank Request

Dear Chairman Peeler:

The SC Transportation Infrastructure Bank requests to place on the Joint Bond Review Committee ("JBRC") agenda for its December 2, 2024 meeting the approval of the Bank's motion granting additional financial assistance to Jasper County and Hardeeville for the Exit 3 project. At its November 20, 2024 meeting, the Bank Board approved the additional financial assistance, in the form of a grant, of $35 million, and extended the existing loan term to 25-years. The attached motion (Attachment A) outlines the required conditions of the sponsor.

As you know, the scope of the Exit 3 Project is the construction of an interchange at Exit 3 on I-95 and other additional road improvements surrounding the interchange. The SCTIB originally approved, on July 7, 2020, up to $56,191,806 (½ grant; ½ loan), with the loan term of 15 years with a 3.5% interest rate. The South Carolina Department of Transportation ("SCDOT") will construct the interchange as part of its I-95 widening from the Georgia state line. The SCDOT plans to put the construction bid out early next year. For Exit 3 to be included in the contract specifications, the SCDOT seeks to have final confirmation that Exit 3 is fully funded. The SCDOT seeks this confirmation by December 31, 2024.

For reference purposes, on June 20, 2024, SCDOT advised all stakeholders that the project had increased by $45 million. Of the $45 million, $10 million will be applied by the applicants increasing the loan to $28 million and extending the loan term to 25 years.

Thank you for your consideration of this request. Should you have any questions, please contact Charles Cannon at (803) 737-0996.

Sincerely,

John B. White, Jr.

John B. White, Jr.
Chairman

Enclosures

cc: Board Members

South Carolina
Transportation Infrastructure Bank

955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

November 20, 2024 SC Transportation Infrastructure Bank Motion on Exit 3

I move to approve the applicant's request to increase the amount of the grant by $35 million and revise the loans such that it has a 25-year term. This motion has the following conditions:

1. Requirement for Applicants to seek additional funding options (including but not limited to federal and state grants, loans, appropriations, etc.) Any additional funding option should be offset against the Bank's increased grant amount.
2. The Applicants are required to update the Bank of their efforts every 90 days. If the Bank is not satisfied with the Applicant's pursuit of additional funding, it reserves the right to not fund all of the additional grant amount.
3. Any cost savings resulting from the contingencies should be offset against the Bank's additional grant funding;
4. Bank's additional grant funding shall be expended last;
5. Bank's additional funding is contingent upon Applicants receiving all permits.

Motion made by Board Member David Shehan
Seconded by Vice-Chairman Ernest Duncan
Approved unanimously buy a vote of 7-0

Exit 3 I-95 Interchange

Jasper/Hardeeville

This project includes a new interchange at Exit 3 to include a new connecting road (Riverport Parkway) generally along the exiting Purrysburg Road alignment; construction of 1.5 mile parkway north of I-95; and construction of a 3 mile parkway south of I-95. The existing Purrysburg Road Bridge over I-95 will be replaced as well as a new bridge over the CSX rail line parallel to I-95. Bank funds used for work on interchange and rail line bridge.

Original Project Costs Table:

Project Type	New Interchange
Total Cost	$82,463,074
SCTIB Request	$28,095,903 Loan* $28,095,903 Grant
Local Match	$20,748,186**
Local Match as % of Total Cost	25%
Other Funds	$5,523,082***
MPO/COG Score	55 from LATS
Public Benefit Preliminary Score	50 (55/2 = 27.5 1.1 = 30.25 + 10 pts) +9.75****
Financial Plan Score	15 ****
TOTAL SCORE	65

* The loan proposed is a 15 year SCTIB Loan for $28,095,903 (3.5%). The loan will be secured by a Tax Increment Financing Program and Agreement entered into by Jasper County, the City of Hardeeville, and the Jasper County School District. Additional security will be provided by a Municipal Improvement District established by the City of Hardeeville and as stated in the terms of agreements with the Bank. The property owner, SLF III – Hardeeville, L.P., will establish a Letter of Credit that will secure the annual debt service payment on the loan. The SCDOT shall act as project manager for the construction of the interchange.

**Match Third Party funding of Riverport Parkway improvements of $20,748,186

***Other funds proposed do not qualify as local match but could possibly be applied to project ROW Donation of $5,523,082. For a total of $26,271,268 from developer.

****Public Benefit Score increased per Committee to 50 points due to Economic Impact of project as discussed by Mayor and others presentations. Financial Plan Score 15 points awarded due to the minimum match requirement and having been shown to have Public Benefit.

Program Category: Lowcountry Area Transportation Study (LATS) MPO; SCDOT Rural Interstate Freight Network

Plan Identification: LATS 2040 Long Range Transportation Improvement Plan, (Interchange Imp.) #3: 2018 SCDOT Rural Interstate Freight Network - #2

Project Description: This project includes a new interchange at Exit 3 to include a new connecting road (Riverport Parkway) generally along the exiting Purrysburg Road alignment. The existing Purrysburg Road Bridge over I-95 will be replaced as well as a new bridge over the CSX rail line parallel to I-95.

Amended Project Costs Table:

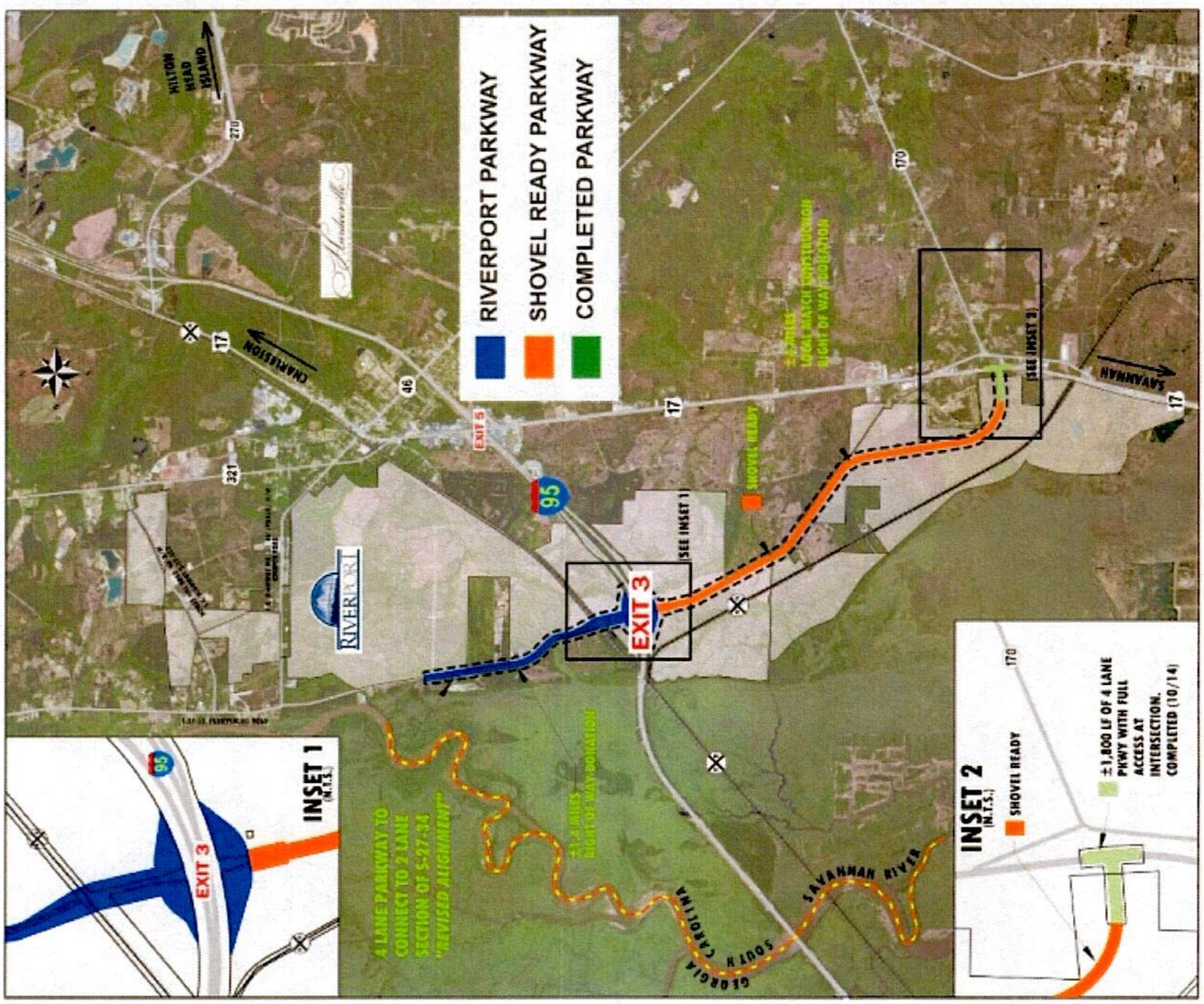
Project Type	New Interchange
Total Cost	$163,397,240
SCTIB Request	$63,095,903 Loan* $28,095,903 Grant
Local Match	$72,205,434**
Local Match as % of Total Cost	44%

*The loan proposed is extended from a 15 year term to a **25 year term** SCTIB Loan for $28,095,903 (3.5%). The loan will be secured by a Tax Increment Financing Program and Agreement entered into by Jasper County, the City of Hardeeville, and the Jasper County School District. Additional security will be provided by a Municipal Improvement District established by the City of Hardeeville and as stated in the terms of agreements with the Bank. The property owner, SLF III – Hardeeville, L.P., will establish a Letter of Credit that will secure the annual debt service payment on the loan. The SCDOT shall act as project manager for the construction of the interchange.
**Match Third Party funding of Riverport Parkway improvements of $72,205,434.

Program Category: Lowcountry Area Transportation Study (LATS) MPO; SCDOT Rural Interstate Freight Network

Plan Identification: LATS 2040 Long Range Transportation Improvement Plan, (Interchange Imp.) #3: 2018 SCDOT Rural Interstate Freight Network - #2

Project Description: This project includes a new interchange at Exit 3 to include a new connecting road (Riverport Parkway) generally along the exiting Purrysburg Road alignment. The existing Purrysburg Road Bridge over I-95 will be replaced as well as a new bridge over the CSX rail line parallel to I-95.


RIVERPORT PARKWAY
SHOVEL READY PARKWAY
COMPLETED PARKWAY
EXIT 3
SEE INSET 1
SEE INSET 2
SHOVEL READY
CHARLESTON
SAVANNAH
HILTON HEAD ISLAND
SAVANNAH RIVER
GEORGIA
SOUTH CAROLINA
4 LANE PARKWAY TO CONNECT TO 2 LANE SECTION OF S-27-34 "REVISED ALIGNMENT"
INSET 1
INSET 2
±1,800 LF OF 4 LANE PKWY WITH FULL ACCESS AT INTERSECTION. COMPLETED (10/14)

August 1, 2024

Mr. John B. White
Chairman
South Carolina Transportation Infrastructure Bank
955 Park Street
PO Box 191
Columbia, South Carolina 29202-0191

Re: Exit 3 and Parkway North - Supplemental Financial Assistance Request

Dear Chairman White,

Reference is made to that certain award letter dated July 16, 2020 issued by the South Carolina Transportation Infrastructure Bank (the "Bank") pursuant to which the Bank agreed, subject to the terms and conditions therein, to provide to the City of Hardeeville, South Carolina (the "City") and Jasper County, South Carolina (the "County" and together with the City, the "Project Sponsors") a grant in the amount of up to $28,095,903 (the "Grant") and a loan in the amount of up to $28,095,903 (the "Loan") to construct a new interchange on I-95.

We are informed that the current estimated costs of projects to be funded by the Grant and the Loan (i.e., the Exit #3 Proper Project and the Parkway North Project) are approximately $45,000,000 more than the current sources of funding available for these projects (the "Funding Gap"). To make the projects viable, the Project Sponsors respectfully request that the Bank:

1. revise the Loan such that it has a 25-year term (as you may recall, the current arrangement is that only $18,240,000 of the Loan would be drawn, but, with this extended term, the Project Sponsors would plan[1] to draw the full amount of the Loan); and
2. increase the amount of the Grant by $35,000,000. Please be advised that the Project Sponsors are committed to support the efforts of the property owner, SLF III – Hardeeville, LLC, to secure additional contributions from the State of South Carolina and its agencies to pay the balance of the Funding Gap.

The South Carolina Department of Transportation is requiring that the funding sources of for the projects be resolved by September 1, 2024, so your prompt attention to this matter is greatly appreciated.

[1] The Jasper County Council is presently entertaining an ordinance to approve this change. The ordinance was given first reading on July 15. The 25-year term was favorably received by the County Council. The remaining readings of the Ordinance are expected to be completed in August.

Please do not hesitate to contact Michael Czymbor at mczymbor@hardeevillesc.gov /(843) 784-2231 or Andrew Fulghum at afulghum@jaspercountysc.gov /(843) 717-3690 with any questions or if you need or desire additional information.

Sincerely,

Andrew P. Fulghum
County Administrator
Jasper County

Michael J. Czymbor
City Manager
City of Hardeeville

South Carolina
Department of Transportation

Justin P. Powell
Secretary of Transportation
803-737-0874 | 803-737-2038 Fax

August 27, 2024

Mr. John B. White, Jr.
Chairman
South Carolina State Transportation Infrastructure Bank
955 Park Street, Room 120
Columbia, SC 29201

Dear Chairman White:

I wanted to follow-up on the I-95 Exit 3 project that the South Carolina State Transportation Infrastructure Bank (SCTIB) funded through both loan and grant to the City of Hardeeville and Jasper County in July 2020.

Since approval by the SCTIB Board, the South Carolina Department of Transportation (SCDOT) Commission, and the Joint Bond Review Committee (JBRC), SCDOT began design for Exit 3. SCDOT has diligently worked to complete full design drawings for the project. It is SCDOT's intent to let Exit 3 in conjunction with I-95 widening project between the Georgia border and Exit 8. That project is scheduled to be let in February 2025.

As you are aware, there are presently two issues affecting the project:

1) Permitting: The permits for the interchange are tied to the overall permits for the Riverport development with Riverport's developer serving as applicant. Presently, permits have not been received. The developer has informed me that they intend to work expeditiously to complete the permit by year's end.

2) Funding: In the years since the SCTIB granted the funding to move this project from preliminary concept to a complete design, the nation has seen significant inflationary pressures on highway construction. At present, it is anticipated that the project is $35-45 million short on funds in order to deliver the full scope of the road improvements anticipated in the application to the SCTIB in 2019. It is my understanding that the SCTIB received a letter from the City and County for change in the terms to the loan and an additional grant to cover the shortfall.

SCDOT communicated to the City and County that the items above needed to be resolved by September 1 in order for them to be incorporated into the bid documents for the I-95 widening. Based on conversations with the City, County, and the developer, it is unlikely all items will be secured prior to September 1. SCDOT will move forward with widening I-95 without the Exit 3 plans incorporated into the bid documents.

The City and County asked SCDOT for alternatives that allow the project to keep moving. SCDOT offered the following path forward for the project:

Post Office Box 191
955 Park Street, Room 309
Columbia, SC 29202-0191

www.scdot.org
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Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

1) Should the permit and funding materialize prior to December 31, SCDOT is prepared to issue an addendum to the procurement incorporating the Exit 3 plans into the I-95 contract. This is SCDOT's preferred path moving forward.

2) Should the permit and funding materialize after the I-95 widening procurement is complete, SCDOT is prepared undertake the interchange through an extension allowed under Title 57 or a separate design-build procurement.

In any case, there appears to be means to construct the project as the developer resolves the permitting issues and the applicants seek additional funds for the project.

As a final note, I wanted to comment on your legal counsel's letter to the City and County dated August 15, 2024. In it, Mr. Tyson states:

> *Since this project has multiple parties involved, Jasper County, Hardeeville, SCDOT, owner and developer's current and future team, Chairman White and the Bank Board believe all parties should share funding these overages on some rational pro-rata basis. Chairman White is willing to ask the Bank Board to provide additional financial assistance in the form of a grant, based on this pro-rata share of the overages.*

Please be aware that SCDOT is acting solely as the design and construction manager on behalf of the SCTIB, the City, and the County. SCDOT is not a funding partner on this project. Like SCTIB, SCDOT is required to rank and prioritize projects in accordance with objective criteria. This project is not on SCDOT's priority lists for interstates or interchanges.

While this project has been prioritized by the Lowcountry Area Transportation Study (LATS), asking LATS to redirect a portion of its SCDOT allocation could require the delay or termination of several other local priorities. I share the same concerns that former Secretary Hall had on using the MPO/COG funding as the vehicle to resolve shortfalls on projects that would not have occurred absent the initial SCTIB funding.

Thank you for the ongoing partnership on this project and other projects across South Carolina. As always, please do not hesitate to call me.

Sincerely,

Justin P. Powell
Secretary of Transportation

CC: SCDOT Commission
Harry Williams, Mayor of the City of Hardeeville
Andrew Fulghum, County Administrator of Jasper County

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Charleston County Bond Referendum

At its meeting on December 5, 2023, the Committee reviewed action taken by the South Carolina Transportation Infrastructure Bank to among other things provide $75 million in funding for preliminary costs of the Mark Clark Extension Project. The Committee determined to support the Bank's approval in reliance on the Bank's diligence to ensure that the interests of the State and its taxpayers would be served by the additional authorization.

In connection with its review, the Committee established guidance and expectations including among others that the Bank would provide quarterly reports to the Committee of expenditures and general project developments as well as the results of the referendum for the new Transportation Sales Tax proposed to fund Charleston County's share of costs of the project.

Responsive to this expectation, the Committee has received an update from Bank Chairman John B. White, Jr., dated November 7, 2024, regarding the outcome of the Charleston County referendum. The letter indicates that the voters of Charleston County rejected the Charleston County Special Sales and Use Tax Question by a vote of 127,385 to 79,929. As a result, Chairman White reports that he has requested information from Charleston County as to the specific actions the County intends to take to meet its funding obligation required by the Intergovernmental Agreement.

The Bank's contribution is capped at $420 million, and Charleston County is responsible for funding any costs exceeding the Bank's contribution. Chairman White submits, and the Quarterly Report reflects, that the most recent estimate for the project is $2.3 billion.

No portion of the $75 million in funding for preliminary costs of the project has been paid by the Bank to date, nor has the South Carolina Department of Transportation submitted any draw requests for amounts to be paid against the Bank authorization.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated November 7, 2024, of Mr. John B. White, Jr, Chairman, South Carolain Transportation Infrastructure Bank.
2. Letter dated December 5, 2023, confirming actions of the Committee.

South Carolina Transportation Infrastructure Bank

955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

November 7, 2024

The Honorable Harvey S. Peeler, Jr., Chairman
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

RE: Update on Mark Clark Extension Project

Dear Chairman Peeler:

On December 5, 2023, the Joint Bond Review Committee wrote the South Carolina Transportation Infrastructure Bank ("Bank") concerning the Mark Clark Extension Project. The Committee specifically directed the Bank to report the results of the Charleston County bond referendum "immediately following the date on which the referendum occurs."

In response to this request, the Bank reports the voters of Charleston County rejected the Charleston County Special Sales and Use Tax Question by a vote of 127,385 (against – 61.45%) to 79,929 (for - 38.55%). As a result, I have written Charleston County Administrator Bill Tuten seeking what specific actions Charleston County intends to take to meet its funding obligation required by the Intergovernmental Agreement signed with the Bank. As the Committee is well aware, the Bank's contribution is capped at $420 million and will be distributed on a pro rata basis. Charleston County is responsible for funding any overages exceeding the Bank's contribution of $420 million. The last SCDOT project estimate estimated the Project costing approximately $2.3 billion. Thus, the County must respond with a fulsome and sound plan on how it intends to fund its obligation of nearly $2 billion dollars for the Project. Once the County responds, the Bank Board will meet to discuss potential next steps related to the contract. We will update the Committee as we receive information from Charleston County and of actions taken by the Bank.

Please do not hesitate to contact me or Charles Cannon at (803) 737-1225 if you have any questions.

Sincerely,

John B. White. Jr.
Chairman

Enclosures

Cc: Board Members

Capital Improvements
Joint Bond Review Committee

December 5, 2023

Mr. John B. White, Jr.
Chairman
South Carolina Transportation Infrastructure Bank
955 Park Street, Room 120-B
Columbia, SC 29201

Dear Chairman White:

At its meeting today, the Joint Bond Review Committee reviewed at your request action taken by the South Carolina Transportation Infrastructure Bank Board on October 17, 2023, as follows:

> Consistent with the JBRC action of June 4, 2019, I move that the Bank abide by the January 10, 2019, Intergovernmental Agreement ("IGA") with Charleston County and the South Carolina Department of Transportation ("SCDOT") and provide the $75 million for the preliminary costs as requested by Secretary Hall and forward this action by the Bank to the Joint Bond Review Committee for their review.

The Committee determined to support the Bank's approval of the funding in reliance on the Bank's diligence to ensure that the interests of the State and its taxpayers will be served by the additional authorization; and advised that, if the Bank makes a determination, in its sole discretion, to proceed with funding, that the Bank carefully consider:

1. Ensuring that its funding amounts and procedures strictly follow those of the County, including its funding commitment, timing, and amounts, and as otherwise provided for in the Intergovernmental Agreement;
2. Prior to expending any state funds, requiring Charleston County to adopt as an official action the dates on which ordinances will be adopted to establish the referendum for the new Transportation Sales Tax that is proposed to fund its share of full project costs; and
3. Requiring assurance that any ordinances adopted in connection with the referendum will, without question or ambiguity, specifically identify this project by name and as otherwise provided by statute.

In addition to the foregoing, the Committee established the following guidance and expectations in connection with this review:

1. The Committee's action is limited solely to the Bank's proposed $75 million project authorization and, to provide clarity, any future expenditure authorizations for this project remain subject to further Committee review.
2. The Bank is to provide notice to the Committee of any matters that would materially affect the assumptions on which the Committee's recommendations are predicated.
3. The Bank is to provide reports to the Committee no less frequently than quarterly of expenditures and general project developments until the funding has been exhausted, or until the results of the referendum are known, whichever occurs first.
4. The Bank is to report the results of the referendum at the meeting of the Committee immediately following the date on which the referendum occurs.

Quarterly reports of project expenditures and general project developments will be due to the Committee the first full week following the calendar quarter ending March 31, 2024, and the first full week following the end of each calendar quarter thereafter.

Please advise if you have any questions or need any further information.

Very truly yours,

F. Richard Harmon, Jr.
Director of Research

c: Ms. Christy A. Hall, P.E.
Secretary of Transportation
South Carolina Department of Transportation

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Mark Clark Extension Project Quarterly Report

At its meeting on December 5, 2023, the Committee reviewed action taken by the South Carolina Transportation Infrastructure Bank to among other things provide $75 million in funding for preliminary costs of the Mark Clark Extension Project. The Committee determined to support the Bank's approval in reliance on the Bank's diligence to ensure that the interests of the State and its taxpayers would be served by the additional authorization.

In connection with its review, the Committee established guidance and expectations including among others that the Bank would provide quarterly reports to the Committee of expenditures and general project developments.

Responsive to this expectation, the Bank provided its most recent Quarterly Status Report dated October 11, 2024, covering progress and expenditures for the quarter ending September 30, 2024.

The report reflects total project expenditures to date of $57.7 million, of which amount $8.4 million has been expended by the County, and $49.3 million has been expended by the Bank. The report also indicates that Charleston County has an outstanding balance to be invoiced by the South Carolina Department of Transportation of $1.75 million. Notwithstanding, no portion of the $75 million in funding for preliminary costs of the project has been paid by the Bank to date, nor has the South Carolina Department of Transportation submitted any draw requests for amounts to be paid against the Bank authorization.

The most recent estimate for the project is $2.3 billion.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Project Quarterly Status Report dated October 11, 2024.

South Carolina Transportation Infrastructure Bank

955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

October 11, 2024

The Honorable Harvey S. Peeler, Jr., Chairman
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

RE: FY25 Quarter 1 Report Mark Clark Extension Project

Dear Chairman Peeler,

Per the JBRC letter of December 5, 2023, we are happy to submit the following information regarding the status of expenditures for the Charleston County, Mark Clark Extension Project:

To date the SCITB has expended $51,040,383.47, with the most recent expenditure of $75,000 on February 16, 2023. See below table of SCTIB expenditures:

SIB COMMITMENT	SCTIB Expenditures to date	Current Quarter Expenditures	Total SCTIB Expenditures	SCTIB Commitment Balance
420,000,000.00	51,040,383.47	0.00	51,040,383.47	368,959,616.53

Additionally, below is the County's reported expenditures for the end of the first quarter of FY25:

Project Stage	Total Project Budget	County Expenditures to Date	SCTIB Expenditures to Date	Total Expensed to Date
Design	39,000,000.00	4,346,293.94	14,050,307.70	18,396,601.64
Right-of-Way	261,000,000.00	4,111,298.26	35,238,039.50	39,349,337.76
Construction	2,052,000,000.00	0.00	329.22	329.22
Total	2,352,000,000.00	8,457,592.20	49,288,676.42	57,746,268.62

Please note, the difference between total expenditures the SCTIB has spent and the County has spent is due to advanced draws to the SCDOT, which is paid to the County by the SCDOT when invoiced. Currently the County has an outstanding balance to be invoiced by the SCDOT of **$1,751,707.05.**

We have also attached the quarterly report for the FY 2025 first quarter ending September 30, 2024, submitted by Charleston County (See Attachment A).

If additional information is needed, please contact myself at cannoncm@scdot.org or Jerri Butler at butlerjl@scdot.org. We are happy to address any concerns or answer any question may you have.

Sincerely,

Charles M. Cannon
Chief Operating Officer

ecc: Board Members
Mr. Rick Harmon

Attachment A

South Carolina Transportation Infrastructure Bank

Project Quarterly Progress Report

Date Received by the SCTIB: 10/9/2024

Project Title: Charleston County Mark Clark Extension **Fiscal Year:** 2024 **Quarter:** 1

Project Description:	The purpose of the Mark Clark Extension Project is to increase the capacity of the regional transportation system, improve safety, and enhance mobility to and from the West Ashley, Johns Island, and James Island areas of Charleston. The Mark Clark Extension will extend from the existing end of I-526 in West Ashley over the Stono River onto Johns Island. Two connector roads will connect the Extension to River Road north and south of Maybank Highway. The Extension will continue from John's Island over the Stono River to the current end point of the James Island Expressway. This facility will be designed as a parkway with speed limits set between 35 and 45 MPH. The project will incorporate a multi-use path. More information can be ontained at https://www.scdotmarkclark.com/.

Project Status	% Complete	Comment(s) on Project Status
Design	30.00%	We have 30% level plans for the Reasonable Preferred Alternative.
ROW	20.00%	ROW Has been purchased periodically throughout the life of the project with varying levels of approval from Charleston County and SCTIB. Most ROW acquisistions have been coded as Early or Hardship per FHWA guidelines.
Environmental and Related Approvals	80.00%	We are continuing to prepare the final updates to the FEIS document that will be submitted and approved within 2024.
Litigation	0.00%	N/A
Construction	0.00%	TBD pending federal environmental and funding approvals.
Total Project	26.00%	

Change Orders	Y/N	Approval for Material Changes by SCTIB	Explanation
Project Changes	N	N/A	N/A
Project Scope Changes	N	N/A	N/A

Financial Section								
Project Costs by Funding Sources		Sources of Funds						
		Local Funds - Match		Other Funds		SCTIB Funds (Note what SCTIB funds are approved to be spent on per IGA, e.g. Construction)		
Project Phase	Total Project Budget	Budget	Expensed to Date	Budget	Expensed to Date	Budget	Expensed to Date	Total Expensed to Date
Design	39,000,000.00	19,339,035.36	4,346,293.94	0.00	0.00	19,660,964.64	14,050,307.70	18,396,601.64
Right-of-Way	261,000,000.00	152,371,043.08	4,111,298.26	0.00	0.00	108,628,956.92	35,238,039.50	39,349,337.76
Construction	2,052,000,000.00	1,760,289,921.56	0.00	0.00	0.00	291,710,078.44	329.22	329.22
Total	2,352,000,000.00	1,932,000,000.00	8,457,592.20	0.00	0.00	420,000,000.00	49,288,676.42	57,746,268.62

Financial Section

Expenses by Project Component					
Project Phase	Total Project Budget	Prior Balance Aggregate	Current Quarter Expenses	Total Expensed to Date	Balance
Design	39,000,000.00	17,619,764.28	776,837.36	18,396,601.64	20,603,398.36
Right-of-Way	261,000,000.00	39,346,577.11	2,760.65	39,349,337.76	221,650,662.24
Construction	2,052,000,000.00	329.22	0.00	329.22	2,051,999,670.78
Total	2,352,000,000.00	56,966,670.61	779,598.01	57,746,268.62	2,294,253,731.38

Note that highlighted columns for "Total Project Budget" in the Financial Sections should be the same and highlighted columns for "Total Expensed to Date" in the Financial Sections should be the same.

Construction Schedules

Task Name	Start	Finish	Comment(s)
Phase 1	2028	2032	This schedule is subject to change depending on factors including, but not limited to, environmental approvals, funding, and
Phase 2	2032	2035	This schedule is subject to change depending on factors including, but not limited to, environmental approvals, funding, and

Note: Chart or timeline can be added for construction schedules.

Describe any pending claims or lawsuits other than those related to right of ways.

N/A

Explain with specificity any information relating to the possible or actual increase in project costs from any source including inflation

N/A

AGENCY: South Carolina Public Service Authority

SUBJECT: Financial Update and Capital Plan

Section 58-31-240 of the South Carolina Code provides for among other things approval by the Committee for certain financing and real property transactions undertaken by the South Carolina Public Service Authority. Responsive to interests of the Committee, and particularly the Committee's Fiscal Oversight Subcommittee, the Authority has provided timely periodic updates of its financial condition, general developments, and future plans to inform the Committee's guidance, directives, and decisions.

Following is a summary of developments since the last report furnished by the Fiscal Oversight Subcommittee.

Financial Results. The Authority's 2023 year-end financial results reflected that revenues were sufficient to pay all expenses and debt service, and that the Authority held sufficient cash and liquidity to manage operational needs. The Authority also recorded and used available lines of credit to fund a portion of approximately $250 million in costs that are deferred for collection from customers until after the Cook Settlement-imposed rate freeze, as allowed by the Settlement Agreement.

The 2024 Budget projections indicated 5% higher energy sales as compared to 2023; however, fuel rates were expected to moderate from the higher fuel costs that occurred during 2022 and 2023. The Authority's budget contemplated that the lower fuel costs and higher revenues would be mostly offset by higher operating costs and lower deferred expenses, leading to an expectation that retained earnings would be $2 million for the year.

Actual results in 2024 to date are slightly unfavorable to expectations. Lower revenues from mild weather early in the year were compounded by higher fuel and other costs, and the Authority currently expects retained earnings to be slightly negative for the year. Nevertheless, the Authority's revenues in 2024 are expected to cover all expenses and debt service, and cash and liquidity will be sufficient to meet operational needs.

Integrated Resource Plan. The Authority is required to file an Integrated Resource Plan every three years and an update in intervening years. On September 16, 2024, the Authority submitted its 2024 Update to the South Carolina Public Service Commission, which included updates of its base planning assumptions included in the Authority's 2023 Plan. The 2024 Update was developed in collaboration with stakeholders through the Authority's stakeholder process.

The 2024 Update confirmed the Authority's resource additions in the 2023 Plan, including development of a large natural gas combined cycle facility of approximately 1,000 megawatts to coincide with the retirement of Winyah; addition of new solar resources totaling 1,500 megawatts by 2030 and 3,500 megawatts by 2040; and addition of a natural gas combustion turbine and battery energy storage system to meet system peaking needs.

The 2024 Update included resources in addition to those recommended in the 2023 Plan to address an increase in the Authority's load forecast, including conversions and upgrades to

Rainey that will add approximately 250 megawatts of winter capacity to the system by year-end 2027; acceleration and addition of more peaking and battery storage capacity to meet projected increasing demand; and power purchase agreements sized to meet demand in the 2030s.

Capital Plan. In August 2024, the Authority presented its assessment of demands for electrical power in the state over a ten-year planning horizon, and identified a number of national and state trends driving these demands, including increases in population, re-industrialization in the United States, artificial intelligence and data center power demands, generating unit retirements with replacement by renewables, environmental regulations, supply chain challenges creating long lead times and inflationary uncertainty, and delays from lengthy permitting and regulatory requirements.

The Authority expects a deficit of up to 2,612 megawatts through 2034 that must be addressed through upgrading and extending the life of existing resources, constructing new natural gas generating resources, battery storage systems, and power purchase agreements. The Authority projects 10-year capital needs of $7.6 billion to support system reliability and load growth, with up to $6.4 billion in capital needs through 2030, generally as follows.

	$ Millions							
	2025	2026	2027	2028	2029	2030	2031-2034	Total
Transmission	306	381	428	278	353	372	563	2,682
Resource Plan	236	459	386	443	682	190	-	2,396
Existing Generation	187	177	136	116	156	77	308	1,156
Distribution	68	72	49	50	51	53	220	562
Environmental	105	106	85	90	92	3	-	482
All Others	41	28	36	35	36	37	137	349
Total	942	1,223	1,121	1,011	1,370	732	1,228	7,628

Debt Plan. The Authority expects to issue up to $4.7 billion in debt to support the 10-year capital plan.

	$ Millions							
	2025	2026	2027	2028	2029	2030	2031-2034	Total
Debt Funded								
Existing Proceeds	246	-	-	-	-	-	-	246
Future Proceeds	492	953	853	718	1,099	495	158	4,766
Bank Facilities	14	7	1	0	-	-	-	21
Total	751	960	853	718	1,099	495	158	5,033
Internally Funded	191	264	268	294	271	238	1,071	2,595
Total	942	1,223	1,121	1,011	1,370	732	1,229	7,628

Impacts. Total indebtedness of the Authority is expected to increase to as much as $11.2 billion by 2030. Impact of the capital plan and new debt on customer rates will be focused on cost recovery sufficient to maintain compliance with the Authority's bond covenants and credit ratings, with the intent that any increases in customer rates will be maintained well within the rate of inflation.

	2025	2026	2027	2028	2029	2030	2031-2034
Debt Outstanding ($ Millions)	8,437.2	9,158.6	9,801.3	10,502.3	11,067.5	11,183.5	11,022.3 - 10,055.8
Associated Debt Service ($ Millions)	497.4	558.0	586.5	671.7	737.7	748.6	762.0 - 851.0
Revenue Requirements ($ Millions)	2,214.1	2,483.1	2,724.4	2,943.1	2,930.2	3,075.3	3,216.2 - 3,565.6
Debt Service Coverage	1.41	1.42	1.47	1.44	1.34	1.39	1.43 - 1.46
Debt to Capitalization	79%	80%	80%	80%	80%	80%	78% - 73%
Days Cash	94	90	86	91	85	96	104 - 124
Energy Delivered (GWh)	28,009	29,398	31,392	33,505	35,049	37,103	38,606 - 40,611
Load Growth	1%	5%	7%	7%	5%	6%	4% - 0%

Debt Authorization Request. The Authority plans to request Committee approval in January 2025 to issue revenue obligation bonds, and to use bank facilities on an interim basis, to fund approximately $960 million in expenses contemplated by the capital plan, as reflected above. Proceeds from the bonds will fund approximately 12 months of capital expenditures expected from July 2025 through June 2026. In addition, the Authority may request approval of additional long-term debt to fund the Cook Settlement Exceptions if an agreement among the parties is reached.

Debt Refinancing. The Authority has flexibility in its debt structure to refinance existing indebtedness where favorable market conditions promote reductions in its overall debt cost. Over the past 5 years, the Authority has used this strategy to refinance over $3 billion in tax-exempt bonds, resulting in approximately $976 million in gross savings over the remaining term of the debt.[1] These savings are an important component of the Authority's overall strategy to maintain low, stable rates over time.

The Authority presently has approximately $1.7 billion in debt eligible for refinancing over the next 2 years, and will continually evaluate opportunities for execution in the event its savings targets are met. The Authority is permitted to refinance existing debt to achieve debt service savings without further action of the Committee.

Debt Ratings. The Authority's debt ratings were last affirmed in July 2024. Moody's Investors Service affirmed the Authority's rating at A3 with a stable outlook; Standard and Poor's affirmed the Authority's rating at A- with a negative outlook; and Fitch Ratings affirmed the Authority's rating at A- and revised its outlook from negative to stable.

[1] Approximately $559 million in net present value savings.

The rating services recognized the Authority's strengths as maintaining sufficient liquidity during the rate freeze; transitioning to a cleaner, more efficient, flexible, and diverse resource portfolio; competitive rates; deep and diverse service area; long term contract with Central through 2058; and projected improved financial stability in 2025.

The rating services recognized as challenges the Authority's limited financial flexibility during the rate freeze; weakened coverage metrics resulting from the Authority's inability to pass through unbudgeted costs due to the rate freeze; uncertainty of the Cook Settlement rate freeze exceptions; deferred recognition of costs through regulatory accounting without the attendant obligation to fund them; high leverage; carbon transition risk; and the potential that costs from load growth and environmental requirements could lead to higher rates and erode the Authority's competitive position.

Rate Study. On June 10, 2024, the Authority's Board of Directors received recommendations for retail rate adjustments that, if adopted, will become effective April 1, 2025, following expiration of the Cook Settlement rate lock period on December 31, 2024. The Authority's retail rates have been stable for over 7 years, with the last increase having been implemented on April 1, 2017, based on a rate study conducted in 2015.

The Authority has determined that a rate adjustment of $40 million, or 4.9% overall, is needed in 2025, that will impact all residential, commercial, lighting, and industrial customers.

Additionally, and unrelated to the rate adjustment, fuel charges locked under the Cook Settlement will expire and revert to the Authority's established methodology for their calculation in January 2025. Additionally, certain of the Authority's charges to Central Electric Power Cooperative, including fuel, that were locked under the Cook Settlement will revert in January 2025 to charges calculated in accordance with the Coordination Agreement. Notably, charges to Central actually declined during the rate lock period.

The proposed rate adjustments will not include any costs for construction of the proposed new natural gas generating station. Moreover, the timing and amount for the recovery of any charges deferred as Cook Settlement exceptions have not been determined. The rate proposal includes a rate rider allowing for collection of these amounts once they have been determined and publicly disclosed.

The rate adjustments were subject to a formal public comment period, which was conducted from June through October 2024. On September 6, 2024, the South Carolina Office of Regulatory Staff provided a review of its findings in response to the Authority's Request for Rate Adjustment, and concluded that the Authority followed industry standards in the proposed rate schedule, revenue requirements, cost-of-service analysis, and rate/tariff design. The Office encouraged the Authority to continue educating customers on the proposed changes to the rate structure, and how usage behaviors can impact monthly bills.

The Board of the Authority received final proposed rate revisions, which included certain modifications in response to public and Board input, on November 7, 2024. The presentation included an observation that the proposed rates will be competitive and well below the national average, and that the bill for a typical Santee Cooper residential customer would be $126 per month in 2025, as compared to a range of $148 - $161 per month for other South Carolina ratepayers served by in-state investor-owned utilities.

Rates are expected to be formally adopted at the meeting of the Board on December 9, 2024.

Hurricane Helene Response. The Authority reported that Hurricane Helene's impact was felt across the Santee Cooper power system; however, the greatest impact was to the transmission system in the western part of the state. Its crews began restoration as soon as conditions were safe to respond and, once Santee Cooper had completed its restoration and repairs, crews were sent to other South Carolina utilities to assist with their restoration. Distribution crews were dispatched as early as Friday evening, September 27.

The combined Santee Cooper and Central system sustained its first outage on Thursday, September 26 at 4:24 PM, with 51 transmission lines locked out (20% of the system based on mileage), and impacts on 126 customer delivery point substations and approximately 186,000 cooperative members. Service to the last delivery point substation was restored on Sunday, September 29 at 8:00 PM. All but four of the delivery points were restored on Saturday, September 28.

The Santee Cooper distribution system that directly serves customers within its retail service territory sustained its first outage on Thursday, September 26 at 7:00 PM, with 8,811 customers impacted and 4,262 customers without power at the peak of service disruption. Service to the last customer outages was restored on Friday, September 27 at 8:43 PM.

Santee Cooper released 12 distribution crews and 8 transmission crews and support personnel for a total of 100 Santee Cooper employees to provide mutual aid assistance to other South Carolina utilities, including the Cities of Abbeville, Clinton, and Rock Hill; and the Aiken, Broad River, Edisto, Laurens, and Newberry Electric Cooperatives. The Authority provided materials and support to the City of Abbeville in its restoration efforts.

The Authority has committed to provide continuing updates as developments occur.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Electric System 2023 Actual and 2024 Projected Financial Results.

Electric System 2023 Actuals and 2024 Projections

$millions	2023 Results	2024 Budget	2024 YE Projection *Updated with actuals through September*	
	Total	Total	Total	vs. 2024 Budget
Operating Revenue	**1,843**	**1,931**	**1,912**	**(19)**
Fuel and Purchased Power	890	826	846	20
Non-Fuel Operations and Maintenance	499	547	555	8
Reg Asset: Operations and Maintenance[1]	(243)	-	(26)	**(26)**
Total Operations and Mantenance Expenses	**1,146**	**1,373**	**1,375**	**2**
Operating Margin	**697**	**558**	**537**	**(21)**
Depreciation/Int. Expense/Misc. Income/ Costs to Be Recovered/Sums in Lieu	(562)	(556)	(553)	3
Reinvested Earnings	**135**	**2**	**(16)**	**(18)**
Debt Service	396	434	426	(9)
Metrics				
Debt Service Coverage inc. Reg Asset[2]	1.87x	1.34x	1.37x	0.03
Debt Service Coverage exc. Reg Asset	1.14x	1.26x	1.17x	(0.09)
Days of Cash	105 Days	86 Days	97 Days	11
Days of Liquidity	218 Days	211 Days	253 Days	42
Energy Sales (GWh)	26,185	27,475	27,130	(345)

1. *Reg Asset means the regulatory asset related to Cook exception deferrals. 2024YE Projection includes estimated impacts in 2024. Amounts are for planning and explanation purposes only and are not intended to represent the amount the Authority may identify as exceptions in 2024.*
2. *Includes Cook related deferred interest expense of $23m in 2023, $27m in the 2024 Budget, and $44m in the 2024YE Projection.*

AGENCY: Department of Corrections

SUBJECT: Report of Expenditures
Comprehensive Security and Maintenance Plan

Proviso 65.30 of the Fiscal Year 2021-22 Appropriations Act, as reauthorized in the Fiscal Year 2024-25 Appropriations Act, permits the Department of Corrections to carry forward certain CARES Act reimbursement funds and directed their deposit into a separate and distinct fund known as the Department of Corrections Security and Maintenance Reserve Fund. The original amount of funding available pursuant to the provisos totaled $93.026 million.

The provisos permit the Department to expend these funds to meet the maintenance and security needs of the agency for critical repairs, deferred maintenance, renovations, security upgrades, and equipment which are directly related to the safety and security of the public, officers, employees, and inmates. The Department was required to develop a comprehensive security and maintenance plan itemizing the permanent improvement projects and equipment purchases needed to maintain the safety and security of the state's prison system.

In addition to the foregoing, the provisos require the Department to report to the Governor and the Committee expenditures from the fund by September 30 of each fiscal year. In accordance with this requirement, the Department made a timely submission on September 25, 2024, and reported establishment of projects totaling $93.2 million and $13.2 million in expenditure activity for Fiscal Year 2023-24. The Department has submitted to staff that total expenses.[1]

COMMITTEE ACTION:

Receive the report required by the proviso as information.

ATTACHMENTS:

1. Letter dated September 25, 2024, of Mr. Brian P. Stirling, Director, South Carolina Department of Corrections.
2. Comprehensive Security and Maintenance Plan and Expenditure Activity for Fiscal Year 2023-24.

[1] The Department submitted a subsequent report evidencing $21,046,134 total expenditures to date. Committee staff will confer with the Department to get an accurate accounting of expenditures.

South Carolina Department of Corrections

HENRY McMASTER, Governor
BRYAN P. STIRLING, Director

September 25, 2024

The Honorable Henry McMaster, Governor
State of South Carolina
South Carolina State House
1100 Gervais Street
Columbia, South Carolina 29201

The Honorable Harvey S. Peeler, Jr.
Chairman, Capita Improvements Joint
Bond Review Committee
111 Gressette Building
Columbia, South Carolina 29201

The Honorable Bruce W. Bannister
Vice Chairman, Capital Improvements
Joint Bond Review Committee
525 Blatt Building
Columbia, South Carolina 29201

F. Richard Harmon
Director of Research, Capital Improvements
Joint Bond Review Committee
105 Gressette Building
Columbia, South Carolina 29201

Dear Gentleman,

In pursuant of the FY 24-25 Appropriates Act Proviso 65.30, the Department must provide to the Governor and the Capital Improvements Joint Bond Review Committee a report on the implementation and accumulated expenditures of the Comprehensive Security and Maintenance Plan by September 30 or each fiscal year.

Please accept the following attached as our report plan and expenditure activity for FY 23-24.

Should you have any questions please do not hesitate to contact Dexter Lee, Chief of Staff at (803)896-1731.

Sincerely,

Bryan P. Stirling

Bryan P. Stirling

BPS/ndh

P.O. Box 21787 - 4444 Broad River Road - Columbia, SC 29221-1787 - Telephone (803) 896-8555
http://www.doc.sc.gov E-mail: corrections.info@doc.sc.gov

93 MILLION

PROJECT #		Projected Budget	Engineering/Inspection	Contract	Project Total	Current Paid Invoices	Status
9776	Security and Maint. Upgrades - Control Room Additions and Cell Lock Replacement						
9776-JM-A	Mcormick CI	$7,852,572.00		$10,382,400.00	$10,382,400.00	$423,866.55	Construction starting in October
9776-JM-B	Broad River CI	$9,243,000.00			$0.00		Waitng completion of other Projects/Budget
9776-JM-C	Leiber CI	$7,852,572.00		$10,735,806.00	$10,735,806.00	$355,563.85	Construction starting in October
9776-JM-D	Evans CI	$7,852,572.00			$0.00		Waitng completion of other Projects/Budget
	TOTAL	$32,800,716.00	$1,156,660.00	$21,118,206.00	$22,274,866.00	$779,430.40	
9777	Security and Maintenance Upgrades - Fire Alarm Replacements						
9777-LC-A	Kershaw CI	$2,679,300.00	$98,500.00		$98,500.00		Engineering Phase 2
9777-LC-B	MacDougall CI	$900,000.00	$71,235.00	$943,989.96	$1,015,224.96	$36,530.00	Started Construction 04/04/24
9777-LC-C	Evans CI	$1,965,600.00	$306,460.00	$1,865,865.00	$2,172,325.00	$214,000.00	Started Construction 05/01/24
9777-LC-D	McCormick CI	$1,649,700.00	$269,460.00	$1,908,650.00	$2,178,110.00	$148,347.00	Contract signed, start date to be determined
9777-LC-E	Wateree CI	$2,679,300.00	$180,310.00	$747,130.00	$927,440.00	$93,200.00	Started Construction 04/04/24
9777-LC-F	Manning CI	$1,778,400.00	$149,000.00		$149,000.00	$72,400.00	Waiting Asbestos Removal
9777-LC-G	Leath CI	$1,673,100.00	$88,500.00		$88,500.00	$71,000.00	State Engineering waiting Approval
9777-LC-H	Livesay CI	$1,602,900.00	$60,000.00		$60,000.00	$44,200.00	State Engineering waiting Approval
9777-LC-I	Turbevile CI	$2,621,700.00			$0.00		On Hold Pending Budget
	TOTAL	$17,550,000.00	$1,223,465.00	$5,465,634.96	$6,689,099.96	$679,677.00	
9778	Security and Mai Maint. Upgrades - HVAC, Chiller & Kitchen Boiler Replacement						
9778-LC-A	Lee CI-Replace Admin HVAC	$1,872,000.00	$68,610.00		$68,610.00	$34,335.00	On Hold Pending Budget
9778-LC-B	Kirkland CI-SSR Replace HVAC	$3,510,000.00	$147,460.00	$4,799,024.00	$4,946,484.00	$3,723,747.50	90% Complete
9778-LC-C	Headquarters Replace HVAC	$4,071,600.00	$112,095.00		$112,095.00	$15,079.00	Waitng completion of other Projects
9778-LC-D	Turbeville CI-Repalce Chiller&Tower	$1,755,000.00	$82,137.00	$2,166,770.00	$2,302,342.00	$2,080,314.00	Started Construction 11/06/2023
9778-LC-E	Evans CI-Replace HVAC Housing Units	$1,325,610.00	$97,560.00	$3,761,338.00	$3,885,848.00	$3,710,800.00	Started construction 1/4/24
9778-LC-F	McCormick CI-Replace HVAC Housing Units	$1,325,610.00	$86,173.00		$86,173.00	$61,521.50	Engineering
9778-LC-G	Boad River CI-Replace HVAC Housing Units	$1,326,780.00	$98,888.00		$98,888.00	$25,624.00	Engineering
9778-LC-H	Tyger River CI-Replace Kitchen Kettles	$491,400.00	$24,890.00	$230,075.75	$254,965.75	Complete	Project Completed
9778-LC-I	Turbeville CI-Repalce Kitchen Boiler	$424,476.00			$0.00		Waitng completion of other Projects/Budget
9778-LC-J	Perry CI-Repalce Kitchen Boiler	$245,700.00			$0.00		Waitng completion of other Projects/Budget
9778-LC-KB	Camille Graham CI-Repalce Kitchen Boiler	$245,700.00			$0.00		Waitng completion of other Projects/Budget
9778-LC-KA	Broad River CI-Replace Kitchen Boiler	$424,476.00	$13,968.00	$237,469.00	$251,437.00	$14,472.50	Waiting on Boiler.
9778-LC-L	Manning CI-Replace Electrical Grid	$1,565,273.00			$0.00		Waitng completion of other Projects/Budget
9778-LC-M	Lee CI - Replace Boilers		$67,500.00	$1,095,349.00	$1,162,849.00		Start Construction 10/3/24
	TOTAL	$18,583,625.00	$799,281.00	$12,290,025.75	$13,089,306.75	$9,665,893.50	
9779	Security and Maintenance - Institutional Roof Replacement						On hold
9779- -A	Kirkland CI Horseshoe Dorms	$2,925,000.00			$0.00		
	TOTAL	$2,925,000.00			$0.00		
9780	Security and Maint. Upgrades - Relocation of Rec. Yard & Tower						
9780-PD-A	Lee CI	$5,850,000.00	$59,180.00	$1,548,931.42	$1,608,111.42	$1,476,004.25	In Progress/October
9780-PD-B	McCormick CI	$1,755,000.00	$2,525.00	$1,459,842.10	$1,462,367.10	$1,459,997.10	Complete
9780-PD-C	Evans CI	$1,755,000.00	$2,685.00	$978,187.19	$980,872.19	$1,017,548.17	Complete
9780-PD-D	Leiber CI	$1,462,500.00	$2,965.00	$654,205.79	$657,170.79	$657,170.79	Complete
9780-PD-E	Turbeville CI	$1,200,000.00	$2,965.00	$569,200.00	$572,165.00	$110,484.00	On Hold

9780-PD-F	Ridgeland CI	$1,200,000.00	$2,965.00	$745,000.00	$747,965.00	$109,809.00	On Hold
	TOTAL	$12,022,500.00	$73,285.00	$5,955,366.50	$6,028,651.50	$4,831,013.31	
9781	Security and Maintenance Upgrades - Security Electronic Replacement						
9781-PD-A	Kirkland CI	$292,500.00	$1,445.00	$431,508.00	$432,953.00	$389,390.00	90 % Finished
9781-PD-B	Lee CI	$1,170,000.00	$1,540.00	$161,319.00	$162,859.00	$162,859.00	Complete
9781-PD-C	Perry CI	$877,500.00	$1,540.00	$546,976.00	$548,516.00		Waiting Materials/Equipment
9781-PD-D	Turbeville CI	$585,000.00	$1,540.00	$463,066.00	$464,606.00	$464,606.00	Complete
9781-PD-E	Tyger River CI	$585,000.00	$1,685.00	$694,872.53	$696,557.53		Waiting Materials/Equipment
9781-PD-F	Allendale CI	$409,500.00	$1,685.00	$282,951.00	$284,636.00	$268,803.00	90 % Finished
	Statewide	$5,382,000.00			$0.00		
	TOTAL	$9,301,500.00	$9,435.00	$2,580,692.53	$2,590,127.53	$1,285,658.00	
	GRAND TOTAL	$93,183,341.00	$3,262,126.00	$47,409,925.74	$50,672,051.74	$17,241,672.21	

AGENCY: South Carolina Rural Infrastructure Authority

SUBJECT: Annual Report

Section 11-50-160 of the SC Code of Laws provides among other things that, following the close of each state fiscal year, the South Carolina Rural Infrastructure Authority must submit an annual report of its activities for the preceding year to the Governor and to the General Assembly, and an annual report of any loans or other financial assistance, excluding grants, to the Joint Bond Review Committee.

The report is provided as information to the Committee.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated September 30, 2024, of Ms. Bonnie Ammons, Executive Director, South Carolina Rural Infrastructure Authority.
2. South Carolina Rural Infrastructure Authority Annual Report Fiscal Year 2023-24.

Harry M. Lightsey III
Chairman

Bonnie Ammons
Executive Director

South Carolina
Rural Infrastructure Authority

September 30, 2024

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Chairman Peeler:

I am pleased to provide the Joint Bond Review Committee with a copy of the SC Rural Infrastructure Authority's FY 24 Annual Report. This report highlights the Authority's critical role in helping communities bridge the infrastructure gap between where they are and where they want to be through strategic investments in water, sewer and storm drainage infrastructure.

In FY24, RIA awarded $44 million in grants and worked to ensure the timely progression of 219 ongoing grants funded with American Rescue Plan Act dollars. The State Revolving Fund loan program provided a record-breaking $200 million in low-cost loans, bringing total loan financing to over $1 billion since the program was moved to RIA in FY 16. We also continued our focus on customer service and providing viability assistance to small and rural communities.

Thank you for the opportunity to make investments in statewide infrastructure needs that will improve the quality of life and support economic development in the future. If you have any questions, please do not hesitate to contact me.

Sincerely,

Bonnie Ammons

cc: Rick Harmon, Director of Research, Joint Bond Review Committee

1201 Main Street, Suite 1600, Columbia, SC 29201 | P: 803-737-0390 | F: 803-737-0894

South Carolina
Rural Infrastructure Authority

2023-2024 ANNUAL REPORT

Bridging the Gap

Board of Directors

Harry M. Lightsey, III
CHAIRMAN
South Carolina Department of Commerce

The Honorable Michael Gambrell
VICE CHAIRMAN
State Senator

David E. Anderson
Anderson Brothers Bank

The Honorable William Clyburn
State Representative

William Kellahan, Jr.
Kellahan & Associates

Jasper W. (Jack) Shuler
Retired, ArborOne Farm Credit & South Carolina Department of Agriculture

The Honorable Richard Yow
State Representative

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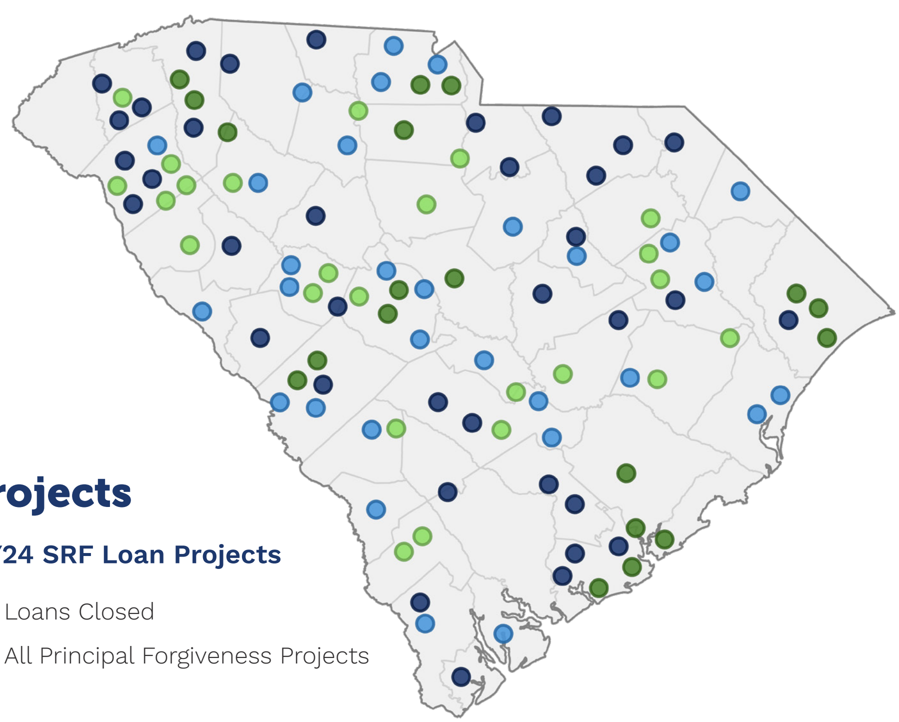
COUNTIES IMPACTED

$270M
GRANTS AND LOANS

$91M
LEVERAGED BY GRANTS

60%
OF GRANT FUNDS TO RURAL & DISADVANTAGED COMMUNITIES

> *The transformative impact of SCIIP and state grant projects in the Upstate (and statewide) is a testament to RIA's commitment to rural utilities. RIA staff sets the bar for efficiency and clarity among funding partners.*
>
> — PROJECT ENGINEER



FY24 Grant & Loan Projects

FY24 Grants: Round 1 and 2

- Round 1 Grantees
- Round 2 Grantees

FY24 SRF Loan Projects

- Loans Closed
- All Principal Forgiveness Projects

Bridging the Gaps

A MESSAGE FROM THE EXECUTIVE DIRECTOR

Bonnie Ammons

Water infrastructure is essential to the quality of life and economic success of our state. Yet, studies have shown that infrastructure needs far outweigh the resources available to modernize and improve this key component. The South Carolina Rural Infrastructure Authority (RIA) was created by the General Assembly to address such funding shortfalls. Using targeted investments and strong partnerships, the agency supports communities in protecting public health and the environment, strengthening local sustainability and building capacity for economic opportunities.

Utilizing state appropriations, $44 million in grants was invested in 66 local water, wastewater and stormwater projects this year. For every $1 of RIA funding, $2 of local and other resources was committed for construction and other project costs, maximizing the impact of state funding. For larger projects, the State Revolving Fund loan programs provided more than $200 million in low-cost loans for 19 projects. This record-breaking year brings total loan financing to over $1 billion since the program was moved to RIA in FY16.

The agency has dedicated additional staff resources to continue our commitment to customer service and accountability while managing 380 construction and planning projects. Many of these projects were funded by the South Carolina Infrastructure Investment Program. The funds have all been obligated ahead of the federal deadline, and projects are underway. RIA has worked with other state and federal agencies to expedite permitting and has provided training and tools to facilitate approval of construction and other project contracts.

Providing technical assistance and training, particularly for small and disadvantaged communities, builds local capacity to complete these critical infrastructure projects and addresses long-term viability concerns. This year, RIA has partnered with state and non-profit water technical assistance providers to create the South Carolina Viability Assistance Network. This group meets regularly to identify gaps in services and find workable solutions, including regional partnerships.

RIA plays a critical role in helping communities bridge the infrastructure gap between where they are and where they want to be. Through strategic investments in water, sewer and storm drainage infrastructure, RIA not only addresses critical needs that require immediate attention but also builds the capacity to create economic prosperity and transformational impact in the future.

Bonnie Ammons

State Grant Programs

RIA makes competitive grant awards twice a year from its state allocations for water, wastewater and stormwater projects through three programs of assistance: Basic Infrastructure, Economic Infrastructure and Infrastructure Planning. Local governments, special purpose and public service districts or public works commissions are eligible to apply.

RIA funds are used for construction costs while grantees pay for all non-construction costs. Additionally, projects located in Tier I and II counties, as designated by the South Carolina Department of Revenue, also provide 25% of the project construction costs. This contribution of other funds allows each project to have greater impact.

Basic Infrastructure

The **Basic Infrastructure** program is designed to assist communities in bringing systems into compliance with environmental quality standards, protecting public health from environmental concerns, or improving the capacity and viability of existing infrastructure. Projects are considered based on the relative needs and impacts on the program's priorities.

Basic Infrastructure Priorities:

1. Regional solutions
2. Regulatory issues affecting water quality, public health and the environment
3. Other health and environmental issues, including storm protection
4. Updating aging infrastructure to ensure quality services

Economic Infrastructure

The **Economic Infrastructure** program is designed to help build local infrastructure capacity to support economic development activities that will lead to the creation or retention of jobs and boost opportunities for economic impact within communities.

Economic Infrastructure Priorities:

1. Job creation and private investment
2. Capacity to serve existing and new businesses
3. Publicly owned industrial sites
4. Other publicly owned properties

Infrastructure Planning

The **Infrastructure Planning** program is designed to support planning for long-term viability which often impacts small and disadvantaged communities.

Infrastructure Planning Priorities:

1. Study of regional solutions
2. Assessment of infrastructure conditions and compliance issues
3. Evaluation of technical, operational and financial capacity

Project management and accountability are important components of RIA's responsibilities. Once grant awards are made, RIA assigns a grant manager to work with each grantee, providing technical assistance and helping solve problems. RIA grant staff conduct quarterly project status reviews to ensure projects are carried out on schedule, in budget and in compliance with program requirements.

CASE STUDY

Regional Wastewater Solution

Town of Carlisle

Basic Infrastructure Grant

The Town of Carlisle is a low-income community that provides water and wastewater services to fewer than 200 residences and businesses. The town faces significant challenges in trying to operate and maintain the utility system. It had always sent wastewater to a treatment plant owned and operated by a local industry. When the industrial plant was sold to a new company that no longer intended to treat wastewater, the town needed to find a new treatment solution very quickly. With collaboration and funding from Union County and several state agencies, an agreement was reached to construct a line to send Carlisle's wastewater to the nearby City of Union, which had long provided informal assistance with water and wastewater issues. The City of Union carried out the construction and now owns and operates the line and related pump station. As a condition of RIA's grant, the town participated in a comprehensive study of its water and wastewater systems, including identification of other possible regional solutions.

$2 Million
AWARDED

$5.7 Million
TOTAL PROJECT COSTS

192
CUSTOMERS SERVED

State Revolving Fund

Community Development Block Grant

OTHER FUNDING SOURCES

FY24 Grant Types by Dollars Awarded

Basic Infrastructure **78%**

Economic Infrastructure **13%**

Infrastructure Planning **9%**

State Grants Awarded in FY24

This year, **132 application requests** for water, wastewater and stormwater projects were considered by RIA's Board of Directors. Funding was approved for **66 projects** and **60% of the funds** went to projects in economically disadvantaged areas.

$44,218,841
AWARDED

Grant Priorities by Dollars Awarded

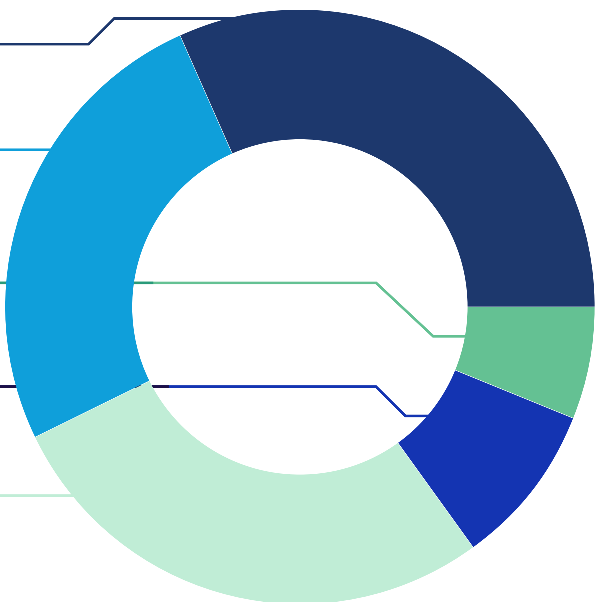
31% Aging Infrastructure

26% Health & Environmental Issues

6% Regional Partnerships

9% Planning

28% Capacity & Economic Development



132
APPLICATION REQUESTS CONSIDERED

66
PROJECTS

60%
OF FUNDS TO DISADVANTAGED COMMUNITIES

Grant Recipients

Grantee	Award
Allendale County	$225,000
Batesburg-Leesville, Town of	$1,000,000
Beaufort County	$187,500
Beech Island Rural Community Water and Sewer District	$1,000,000
Bennettsville, City of	$150,000
Big Creek Water and Sewage District	$1,000,000
Bishopville, City of	$250,000
Bishopville, City of	$1,000,000
Broad Creek Public Service District	$250,000
Broadway Water and Sewerage District	$525,275
Calhoun County	$450,000
Camden, City of	$561,000
Cayce, City of	$1,000,000
Central, Town of	$1,000,000
Charleston Water System	$250,000
Chesterfield County/Chesterfield County Rural Water Company	$720,185
Chesterfield, Town of	$907,021
Dillon County/Trico Water Company	$1,000,000
Easley Combined Utilities	$600,000
Edgefield County Water & Sewer Authority	$1,000,000
Elko, Town of	$969,281
Florence, City of	$1,000,000
Gaffney, City of	$250,000
Gaston Rural Community Water District	$273,000
Greeleyville, Town of	$1,000,000
Greenville, City of	$1,000,000
Greenwood, City of	$250,000
Hammond Water District	$850,558
Holly Hill, Town of	$999,970
Homeland Park Water and Sewer District	$936,704
Horry County/Bucksport Water System	$1,000,000
Kershaw, Town of	$1,000,000
Lake City, City of	$1,000,000
Lancaster, City of	$1,000,000
Laurens County Water & Sewer Commission	$128,000
Lexington County	$390,000
Lodge, Town of	$1,000,000

Grantee	Award
McCormick County	$237,800
Metropolitan Sewer Subdistrict	$1,000,000
New Ellenton Commission of Public Works	$568,070
New Ellenton, City of	$1,000,000
Newberry County Water and Sewer Authority	$771,375
North Charleston, City of	$102,750
North Charleston, City of	$654,939
Orangeburg County	$250,000
Orangeburg, City of	$1,000,000
Pacolet, Town of	$28,250
Pageland, Town of	$250,000
Pamplico, Town of	$289,799
Pawleys Island, Town of	$150,000
Pickens County/Dacusville-Cedar Rock Water Company	$1,000,000
Port Royal, Town of	$250,000
Ravenel, Town of	$1,000,000
Ridgeland, Town of	$1,000,000
Rural Community Water District of Georgetown County	$250,000
Saluda County	$325,000
Saluda County Water and Sewer Authority	$1,000,000
Santee, Town of	$479,864
Seabrook Island Utility Commission	$1,000,000
Startex-Jackson-Wellford-Duncan Water District	$1,000,000
Sumter, City of	$250,000
Tega Cay, City of	$1,000,000
Turbeville, Town of/Barrineau Public Utilities Company	$1,000,000
Union County/Santuck Hebron Water Company	$1,000,000
York County	$1,000,000
York, City of	$187,500
66 projects	**$44,168,841**
Adjustment to Existing Grant	
Liberty, City of	$50,000
Total Awarded	**$44,218,841**

South Carolina Infrastructure Investment Program

The General Assembly approved $1.4 billion of the American Rescue Plan Act funding allocated to the state for infrastructure investments in water, wastewater and stormwater projects designed to have transformational impacts. This "once-in-a-generation" infusion of federal funds was used to create the South Carolina Infrastructure Investment Program (SCIIP). In FY23, RIA awarded $1.469 billion to 219 SCIIP projects across the state, meeting the federal deadline for obligation of 100% of the funds and making it the largest grant program the agency has ever administered. These projects are addressing unique needs identified by communities in every county. This year, all 219 projects have fulfilled the initial grant conditions, and most are nearing completion of the design phase or moving into construction. RIA staff work closely with each grantee to keep projects on track to meet the federal expenditure deadline in December 2026.

SCIIP PROGRESS IN FY24

219
PROJECTS IN PROGRESS

109
FINAL CONTRACTS REVIEWED

123
PAYMENTS PROCESSED

ALMOST
$50M
DISBURSED

COMMUNITY IMPACT GRANTS

Up to $10 million for priority investments in water, wastewater and stormwater infrastructure for large and small communities.

ECONOMIC DEVELOPMENT GRANTS

Up to $50 million for projects designated by the South Carolina Secretary of Commerce as significant to economic development.

REGIONAL SOLUTIONS GRANTS

Up to $10 million for projects that promote long-term viability through partnerships.

VIABILITY PLANNING GRANTS

Up to $1 million for projects that help very small systems plan for future investments.

CASE STUDY

Pendleton-Clemson Regional Wastewater Treatment Plant Upgrade

Town of Pendleton

SCIIP Community Impact Grant

The Town of Pendleton owns and operates the Pendleton-Clemson Wastewater Treatment Plant and shares capacity with the City of Clemson and Anderson County. These entities are pursuing a regional solution to address sewer improvement and expansion needs. Unprecedented recent growth has increased the demand for sewer treatment and the plant has surpassed its maximum capacity of 2 million gallons per day (MGD). To accommodate current needs as well as the robust development in the surrounding area, the Town of Pendleton developed a partnership agreement with the adjacent jurisdictions of the City of Clemson and Anderson County. This partnership involves a cost sharing approach to expand the plant's capacity from 2 MGD to 5 MGD. The entire project is anticipated to cost about $61 million and will be completed by summer 2026.

$10 Million
TOTAL AWARDED

$61 Million
TOTAL PROJECT BUDGET

20,000
CUSTOMERS SERVED

CASE STUDY

Regional Connection to Finished Water Supply

Town of Batesburg-Leesville

SCIIP Regional Solutions Grant

The Town of Batesburg-Leesville is using SCIIP funds to build over five miles of water main and a booster pump station that connects to Lexington County's Joint Municipal Water and Sewer Commission. This collaboration is designed to provide a new and more reliable source of water for the town to accommodate both current and future needs. It will address long-standing issues with the Town's water supply and storage, which were cited by the South Carolina Department of Environmental Services. Construction kicked off in early 2024 and is expected to continue for approximately two years. The project is under budget and on track for timely completion.

$10 Million
TOTAL AWARDED

$18 Million
TOTAL PROJECT BUDGET

2,957
CUSTOMERS SERVED

State Revolving Fund
OTHER FUNDING SOURCE

CASE STUDY

Bull Creek Surface Water Treatment Plant Expansion

Grand Strand Water and Sewer Authority

SCIIP Community Impact Grant

The Grand Strand Water and Sewer Authority (GSWSA) provides water and sewer services to portions of Horry and Marion counties. GSWSA owns and operates two Surface Water Treatment Plants (SWTPs) in Horry County: Bull Creek SWTP and Myrtle Beach SWTP. Water demand has increased dramatically in the past decade, and the Bull Creek SWTP is rapidly approaching its current capacity of 45 million gallons per day (MGD). The GSWSA service area has seen tremendous growth over its recent history and that is expected to continue in the future, increasing pressure on the utility's treatment plants and distribution system. This is compounded by large swings in demand due to tourism and farming irrigation in the summer. SCIIP funded a grant to assist with the expansion of the Bull Creek SWTP from 45 MGD to 60 MGD, which will allow GSWSA to meet community needs now and in the future. The project is currently in progress and will also include modifications to the existing raw water intake. The entire project is expected to cost around $45 million and be completed by March 2026.

$10 Million
TOTAL AWARDED

$45 Million
TOTAL PROJECT BUDGET

115,000
CUSTOMERS SERVED

State Revolving Fund
OTHER FUNDING SOURCE

CASE STUDY

King Street Pump Station

City of Charleston

SCIIP Community Impact Grant

The SCIIP Community Impact project involves constructing a stormwater storage feature, pump station, outfall pipe system, and backup generator to mitigate chronic flooding risks at the intersection of King and Huger Streets in downtown Charleston. This intersection is ranked as one of the most flood-prone areas in Charleston County according to the Regional Hazard Mitigation Plan. Currently, it floods during 1-year storm events and is closed on average for five days each year. Upon completion, the intersection will remain passable during 25-year storm events, with standing water duration reduced significantly.

$10 Million
TOTAL AWARDED

$20 Million
TOTAL PROJECT BUDGET

2,070
CUSTOMERS SERVED

CASE STUDY

Water and Sewer Viability Planning

Town of Ware Shoals

SCIIP Viability Planning Grant

The Town of Ware Shoals provides water and sewer service to a disadvantaged area. The infrastructure was first installed by a textile mill in the 1940s to serve the surrounding villages. The system has expanded since then, and the town now provides wastewater treatment to several other nearby utilities. However, it does not have access to many basic tools needed to successfully maintain and operate the system, including detailed maps. The SCIIP project will assess and map the current infrastructure and create an Asset Management Plan and Capital Improvement Plan. These documents will assist the town in making the informed decisions necessary to maintain a viable utility and continue to reliably provide critical services to its customers. The project kicked off in early 2024 and is on schedule to be completed by spring 2025.

$600K
TOTAL AWARDED

1,510
CUSTOMERS SERVED

CASE STUDY

Live Oak Industrial Park Water Service Improvements

City of Sumter

SCIIP Economic Development Grant

This water infrastructure project was designated by the South Carolina Department of Commerce as significant to economic development efforts. SCIIP funds will be used to improve the City of Sumter's capacity to meet increased water needs for commercial and industrial customers located in the Live Oak Industrial Park and ensure quality water services for the 4,700 nearby residences. Several of the industrial customers consume large amounts of water and operate around the clock. In the event of an unexpected water plant issue, the existing storage can be quickly drained, leaving both commercial and residential customers without reliable water service. Improvements will include construction of a 1 million gallon elevated water tank, installation of a new ground water well, and extension of a 16-inch raw water line to ensure uninterrupted service to existing industries. Construction of the water tank began in spring 2024 and design is nearly complete on the additional portions of the project.

$11.4 Million
TOTAL AWARDED

$12.6 Million
TOTAL PROJECT BUDGET

4,940
CUSTOMERS SERVED

Loan Programs

Low cost loans for water, wastewater and stormwater projects are provided through the State Revolving Funds (SRF) loan programs. Program income from loan repayments and fees is supplemented by annual federal funds provided through the U.S. Environmental Protection Agency (EPA), which requires the state to provide a 20% match. RIA jointly administers these programs with the South Carolina Department of Environmental Services (DES). RIA staff manage all financial aspects, including setting loan policies, conducting credit reviews, issuing loan agreements and handling payments. DES is responsible for prioritizing and managing projects as well as ensuring compliance with EPA requirements.

$203 Million
LOANS CLOSED

2.1%
STANDARD INTEREST RATE

$120 Million
DISBURSED

SOUTH CAROLINA SRF STATE REVOLVING FUND

The Infrastructure Investment and Jobs Act (IIJA), also known as the Bipartisan Infrastructure Law, was approved in FY22. This federal legislation provided resources for various types of infrastructure investments, and the SRF programs have received additional funding for water infrastructure projects. This funding coupled with low interest rates have resulted in a record year of loan closings, the highest in the program's history. These projects are designed to modernize and improve services while helping to keep costs lower for customers.

Assistance for Small and Disadvantaged Communities

Much of the increased federal funding available through the SRF program is dedicated to addressing lead service lines and emerging contaminants in drinking water, such as Per- and Polyfluoroalkyl Substances (PFAS). A portion of the EPA funding is set aside for all principal forgiveness (APF) loans, which do not have to be repaid if certain conditions are met. These loans primarily benefit small and disadvantaged communities. In FY24, the SRF programs committed over **$22.7 million** in APF loan funds.

Recipient	Amount
Aiken, City of	$27,000,000
Aiken, City of	$3,000,000
Berkeley County	$2,500,000
Chester Metropolitan District	$9,000,000
East Richland Public Service District	$5,394,559
Fountain Inn, City of	$1,337,883
Grand Strand Water and Sewer Authority	$24,612,000
Grand Strand Water and Sewer Authority	$8,500,000
Greenville Water	$30,000,000
James Island Public Service District	$4,485,303
James Island Public Service District	$1,076,000
Joint Municipal Water and Sewer Commission	$12,541,962
Joint Municipal Water and Sewer Commission	$2,594,327
Mount Pleasant Waterworks	$10,246,087
Myrtle Beach, City of	$612,600
Renewable Water Resources	$30,576,358
Rock Hill, City of	$10,555,846
Rock Hill, City of	$7,438,798
Seabrook Island, Town of	$12,094,870
Total: 19 Projects	**$203,566,593**

CASE STUDY

Wastewater Treatment Plant Improvements

Town of Summerville

State Revolving Funds Loan

In 2023, the Town of Summerville Commissioners of Public Works received a clean water SRF loan and an RIA state grant to improve its biosolids dewatering process. The project allows the utility to comply with current and anticipated biosolid restrictions and regulations and addresses increasing operational cost associated with the sludge disposal process. Construction includes much needed upgrades to the wastewater treatment plant's three existing digesters and the installation of both a new belt press and three new solar dryers to provide enhanced dewatering capabilities. The project will reduce the volume of material sent to the landfill. The utility contributed $5 million toward the project, which is nearing completion. The wastewater treatment plant handles approximately 6 million gallons of wastewater per day.

$14 Million
SRF LOAN AMOUNT

$19.7 Million
TOTAL PROJECT BUDGET

20,655
CUSTOMERS SERVED

RIA State Grant
OTHER FUNDING SOURCE

Viability Assistance and Agency Partnerships

Bridging Gaps to Enhance Customer Service

In the past year, RIA continued providing a high level of customer assistance and fostering collaboration among multiple agencies to carry out infrastructure improvements across the state. Our commitment to enhancing customer service has been reflected in efforts to connect with customers and build strong partnerships to deliver targeted assistance.

KEY INITIATIVES

- Utilizing technology to inform
- Streamlining procedures
- Proactive outreach
- Comprehensive training
- Enhanced services through partnerships

Customer Outreach

RIA launched and sustained several outreach initiatives including posting online instructional videos covering various grant management topics, which grantees can access at their convenience. RIA conducted multiple webinars throughout the year, attracting a total of 616 participants for both the grant and loan programs. In addition, grant staff engaged with over 200 individuals to discuss potential grant projects and provide application guidance. Finally, staff attended or presented program information at several conferences and local or regional meetings for water and wastewater professionals. These efforts significantly improved customers' awareness of RIA programs and requirements, thereby heightening the agency's visibility across the industry.

Strength in Partnerships

Viability Assistance Network

As recommended in the South Carolina Water Utility Assessment & Viability Strategy (2022), a South Carolina Viability Assistance Network (VAN) was established this year. The VAN comprises government agencies and non-profit organizations that provide technical assistance to drinking water and wastewater utilities. The VAN facilitates the exchange of ideas and coordinates access to the assistance utilities need to attain or maintain viability. To date, four VAN meetings have been held, and the group has published a technical assistance resources summary that can be found on the RIA website at ria.sc.gov/utility-viability/technical-assistance.

Infrastructure Funders Coordinating Committee

RIA continues its bimonthly meetings with the Infrastructure Funders Coordinating Committee (IFCC). The IFCC, made up of public infrastructure funding agencies, convenes to exchange information about funding activities, address challenges and identify solutions to infrastructure needs. A resource summary can be found on the RIA website at ria.sc.gov/resources/funding-partners.

Permitting Partners

RIA coordinated with several agencies - the South Carolina Department of Transportation, the U.S. Army Corps of Engineers and the South Carolina Department of Environmental Service's Bureaus of Water and Coastal Management - to ensure that permit applications for the South Carolina Infrastructure Investment Program are reviewed and permitted in a timely manner to keep projects on track to meet the federal deadlines.

South Carolina Department of Commerce

RIA partners with S.C. Commerce to identify and coordinate opportunities to fund or assist with infrastructure projects that support economic development. As a small and mission-focused agency, RIA also contracts with S.C. Commerce to provide some administrative support services.

Customer Feedback

RIA actively seeks feedback to continually improve its services. Customers receive surveys after attending agency training sessions, and these responses are used to update and refine content and delivery. At this year's South Carolina Environmental Conference, RIA participated in a session designed to gather input and suggestions about agency programs and ways to enhance services.

Most importantly, RIA grant managers communicate regularly with customers. These informal interactions provide the real-time input needed to solve problems and tailor services to individual communities.

Funding Impacts

Our utility is immensely grateful for the dedication and hard work of the entire RIA team. Their unwavering commitment to rural utilities and collaborative spirit have been vital.

— UTILITY MANAGER

GRANTS (FY13-24)

770
GRANTS

$1.7 Billion
AWARDED

LOANS (FY16-24)

140
LOANS

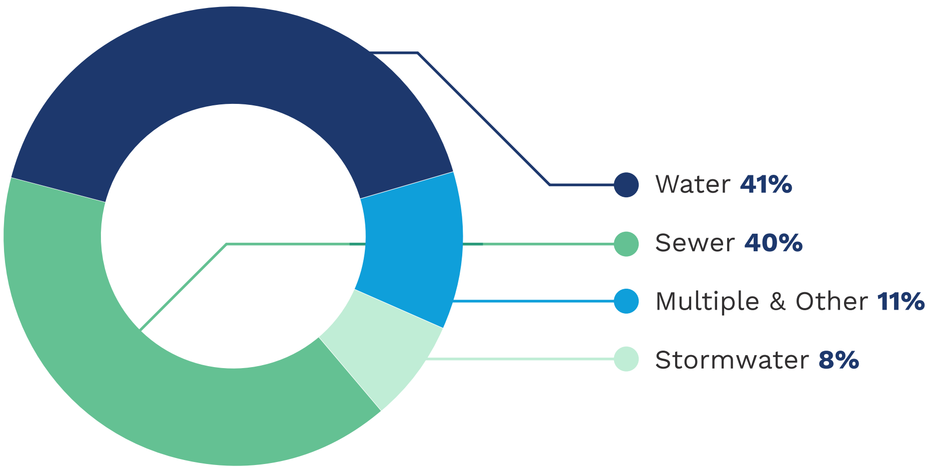
Over $1 Billion
LOANS CLOSED

ECONOMIC INFRASTRUCTURE GRANTS (FY13-24)

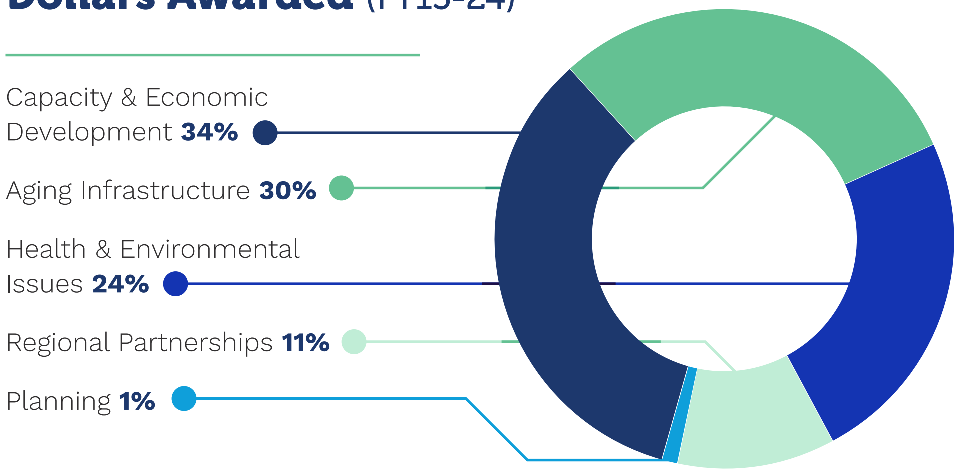
11,514
PROPOSED JOBS

$4.3 Billion
PROPOSED CAPITAL INVESTMENT

Grant Project Types by Dollars Awarded (FY13-24)



Grant Priorities by Dollars Awarded (FY13-24)



Vision

All South Carolina communities have the infrastructure necessary to protect public health and the environment as well as lay the groundwork for economic success.

Mission

To provide resources for strategic investments that will strengthen and modernize critical community infrastructure.

Performance Agreements

Most RIA economic infrastructure projects expand capacity and prepare communities for opportunities that result in new jobs and investment. Fewer than one-third of economic infrastructure projects are directly tied to job creation, which may require a performance agreement with an employer. The performance agreement includes a job creation commitment typically within a five-year period.

	Closed	In Process
Performance Agreements	21	14*
Jobs: Proposed	2,675	2,103
Jobs: Actual to Date	3,700	1,148
Other Public Benefit	4	—

**This includes one agreement that is not in compliance. RIA has received partial repayment of the grant funds disbursed, and the grant will be closed once full repayment is received.*

South Carolina
Rural Infrastructure Authority

2023-2024 ANNUAL REPORT

AGENCY: Executive Director
State Fiscal Accountability Authority

SUBJECT: Revenue Bonding Authority for Quasi-State Agencies

Proviso 104.10 of the Fiscal Year 2023-24 Appropriations Act requires the Executive Director of the State Fiscal Accountability Authority to undertake a study of revenue bonding authority by quasi-state agencies, which must result in a report that (a) identifies every source of authority for such entities to undertake revenue bonds, and (b) summarizes all outstanding revenue bonds of those entities. The proviso further requires that the report must be submitted to the Joint Bond Review Committee, the State Fiscal Accountability Authority, and any relevant legislative committee.

The Executive Director of the State Fiscal Accountability Authority has provided his report in accordance with the proviso, which is attached for consideration by the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated October 30, 2024, of Mr. Grant Gillespie, Executive Director, State Fiscal Accountability Authority.
2. Revenue Bonding Authority Study 2024 dated October 30, 2024.

SFAA
State Fiscal Accountability Authority

OFFICE OF THE EXECUTIVE DIRECTOR
GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

October 30, 2024

VIA EMAIL ONLY

F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, SC 29201

RE: Revenue Bonding Authority Study

Dear Mr. Harmon:

Proviso 104.10 FY 23-24 requires a one-time study of revenue bonding authority by quasi-state agencies and a report of the study's results. Specifically, the report must identify every source of authority for such entities to undertake revenue bonds and summarizes all outstanding revenue bonds. In accordance with Proviso 104.10, I am submitting this report to the Joint Bond Review Committee.

Should you have any questions or concerns do not hesitate to contact me.

Sincerely,

Grant Gillespie

REVENUE BONDING AUTHORITY STUDY

2024

October 30, 2024

EXECUTIVE DIRECTOR

STATE FISCAL ACCOUNTABILITY AUTHORITY

TABLE OF CONTENTS

OVERVIEW

A. Legislative Requirement

Proviso 104.10, Fiscal Year 2023-2024, provides for the Executive Director of the State Fiscal Accountability Authority to identify the source of bonding authority of quasi-state agencies and to provide a summary of all outstanding revenue bonds.

> 104.10 (SFAA: Revenue Bonding Authority Study). The Executive Director of the State Fiscal Accountability Authority shall undertake a one-time study of revenue bonding authority by quasi-state agencies. The study must result in a report that (a) identifies every source of authority for such entities to undertake revenue bonds, and (b) summarizes all outstanding revenue bonds. The report shall be submitted to the Joint Bond Review Committee, the State Fiscal Accountability Authority, and any relevant legislative committee. Quasi-state agencies shall provide any assistance requested by the authority's executive director.

B. Quasi-State Agencies

The proviso applies to all "quasi-state agencies"; however, the Proviso does not include either a definition for this term or a list of such agencies. The South Carolina Code of Laws uses the term "quasi-state agency" only once, and in an unrelate context. While somewhat similar terms appear in the Code or elsewhere, no single definition or list appeared adequate. Accordingly, on determining which entities to address in this report, staff undertook to effectuate its understanding of the intent behind the Proviso.

The Revenue Bonding Authority Study of 2021 identified the following two entities that do not have statutory authority to issue revenue bonds: Children's Trust of South Carolina and the South Carolina Lottery Commission. Those entities were excluded from the Revenue Bonding Authority Study of 2022 and are being excluded from the Revenue Bonding Authority Study of 2024.

C. Source of Data

The details of each entity's revenue bonding authority and outstanding revenue bonds have been assembled from information provided by the respective agencies using a template designed to solicit the information required by Proviso 104.10. The study reflects outstanding revenue bonds as of June 30, 2024.

EXECUTIVE SUMMARY

Quasi-State Agency Name	Authority to Issue Revenue Bonds	Outstanding Revenue Bonds
	(Yes/No)	(Yes/No)
Charleston Naval Complex Redevelopment Authority	Yes	No
Jobs-Economic Development Authority	Yes	Yes
Myrtle Beach Air Force Base Redevelopment Authority	Yes	No
Palmetto Railways	Yes	No
Patriots Point Development Authority	Yes	No
Ports Authority	Yes	Yes
Research Authority	Yes	No
Santee Cooper (Public Service Authority)	Yes	Yes
Savannah River Site Redevelopment Authority	Yes	No
State Housing Finance and Development Authority	Yes	Yes
Transportation Infrastructure Bank	Yes	Yes

SUMMARY OF OUTSTANDING REVENUE BONDS

This chart provides a summary of the balance of the outstanding revene bonds for each quasi-state agency over the reporting years.

	Quasi-State Agency Name	2021	2022	2023	2024
1	Charleston Naval Complex Redevelopment Authority	$0	$0	$0	$0
2	Jobs-Econmic Development Authoirty	$4,736,000,000	$5,424,000,000	$5,993,000,000	$8,355,000,000
3	Myrtle Beach Air Force Base Redevelopment Authority	$0	$0	$0	$0
4	Palmetto Railways	$0	$0	$0	$0
5	Patriots Point Development Authority	$0	$0	$0	$0
6	Ports Authority	$1,024,855,000	$1,018,205,000	$1,009,225,000	$997,950,000
7	Research Authority	$0	$0	$0	$0
8	Santee Cooper (Public Service Authority)	$6,487,817,000	$6,635,693,000	$6,867,616,000	6,776,035,000
9	Savannah River Site Redevelopment Authority	$0	$0	$0	$0
10	State Housing Finanace and Development Authority - Multi-Family	$350,941,798	$412,014,824	$464,615,543	$522,935,349
10	State Housing Finanace and Development Authority - Single Family	$648,715,000	$765,620,000	$1,041,325,000	$1,119,095,000
11	Transportation Infrastructure Bank	$1,665,860,833	$1,211,730,000	$1,159,690,000	$1,101,330,000

AGENCY: South Carolina Department of Commerce

SUBJECT: Status Report Pursuant to Act 3 of 2023

Act 3 of 2023 provided for among other things appropriations to the Department of Commerce in the amounts of $1,091,082,986 to defray the cost of certain infrastructure and other improvements, and $200,000,000 as a loan to the project sponsor for additional soil stabilization, each in support of Project Connect, now publicly known as Scout Motors, Inc.

The Act further provides that the Department of Commerce must furnish a quarterly project status report to the Joint Bond Review Committee until all of the funds have been expended, and the Secretary of Commerce has certified that all project obligations have been met.

Responsive to these provisions, the South Carolina Department of Commerce has provided to the Committee its project status report for the period ending September 30, 2024, which reflects expenditures for the period of $99,805,187, and total expenditures to date of $424,368,718.

The report also provides a general status update for the project covering activities and developments during the reporting period.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Project Connect Quarterly Status Report for the period ended September 30, 2024.

Report: Project Connect (Scout) Quarterly Status Report

Report Date: October 10, 2024

Required By: Act No. 3 of the 2023-2024 Appropriations Act (H3504)

Funds Expended through September 30, 2024:

Designated Recipient and Purpose	Amount Designated	Prior Periods	Current Period	Remaining Balance
Richland County				
Grant	831,082,986			416,655,463
Land Acquisition		27,922,946	941,667	
Site Improvements		127,084,625	46,315,380	
Mitigation		44,762,869	1,219,969	
Soil Stabilization		51,757,859	24,400,748	
Reimbursements- Scout		63,544,560	26,476,900	
Loan	200,000,000			200,000,000
Soil Stabilization				
SC Technical College	25,000,000	4,500,000		20,500,000
Training Center				
SC Department of Transportation	200,000,000			200,000,000
Other Recipients				
City of Columbia	35,000,000	4,990,672	450,523	29,558,805
Totals to Date	**1,291,082,986**	**324,563,531**	**99,805,187**	**866,714,268**

General Updates and Developments:

- Wetland Permit was issued on January 12, 2024.
- Three of the main Scout buildings are currently under construction.
- Construction of the rail bridge over I-77 and rail spur has begun.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, February 4, 2025.

2025

January

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

October

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

May

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

March

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

September

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

COMMITTEE ACTION:

Schedule next meeting.