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Meeting Date: Monday, January 26, 2026

Time: 9:30 AM

For more information, call 843-717-3696. Instructions may also be found at the Jasper County website www.jaspercountysc.gov

Agenda support (e-packet) can be found at:

<https://www.jaspercountysc.gov/government/council/county-council-agendas-e-packets-and-minutes/>

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JASPER COUNTY COUNCIL
**SPECIAL CALLED
COUNCIL MEETING
AND WORKSHOP**

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Monday, January 26, 2026

AGENDA

- Call to Order by Chairman Rowell
- Clerk's Report of Compliance with the Freedom of Information Act: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*
- Invocation and Pledge to the Flag
- 9:30 AM - Chairman Opening Remarks
- **RESOLUTION:**
 - Andrew Fulghum** – Consideration of Resolution [#R-2026-08](#) A Resolution of the County Council for Jasper County, South Carolina Expressing the County's Support for an additional local contribution in an amount not to exceed eight million dollars (\$8,000,000) in connection with the Exit 3 and Parkway North Projects; authorizing the pursuit of a Rural Infrastructure Authority loan or other lawful financing mechanisms; and providing that any such financing shall be repaid solely from future tax increment financing revenues.
 - Kim Burgess and Jim Iwanicki** – Consideration of Resolution [#R-2026-09](#) for Emergency Procurement of a Replacement Heating and Air Conditioning Unit for the Mary Gordon Ellis Building not to exceed \$38,000.00 to include any applicable Sales Tax for a 10 Ton Commercial Unit.

Adjourn into the Workshop.

WORKSHOP:

Presentations:

- Allen W. Thompson, CPA / Thomas, Price, Scott, Adams & Co, PA – Presentation of Fiscal Year ended 2025 Annual Comprehensive Financial Report (ACFR)
 - Susan Waite, Jasper County Assessor – Reassessment Procedures
 - Lawrence E. Flynn, III / Pope Flynn Group – Fire Service Consolidation in Jasper County
 - Kimberly Burgess – Fiscal Year 2027 Budget
 - Greene Finney Cauley LLP – Agreed Upon Procedures Engagement
- Adjourn:

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at ***jcadministrator@jaspercountysc.gov*** no later than 48 hours prior to the scheduled meeting.

SOUTH CAROLINA

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A RESOLUTION – R-2026-08

JASPER COUNTY

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**EXPRESSING JASPER COUNTY’S SUPPORT FOR A REQUEST TO THE STATE
TRANSPORTATION INFRASTRUCTURE BANK IN CONNECTION WITH THE
EXIT 3 AND PARKWAY NORTH PROJECTS; AUTHORIZING THE PURSUIT
OF A RURAL INFRASTRUCTURE AUTHORITY LOAN; AND ADDRESSING
OTHER RELATED MATTERS.**

WHEREAS, SLF III-Hardeeville, LLC, a Texas limited liability company, and one or more of its related or affiliated entities (“**Owner**”) is the sole owner of an approximately 1608.30 acres (“**Property**”) located in Jasper County, South Carolina (“**County**”) within the corporate limits of the City of Hardeeville, South Carolina (“**City**”);

WHEREAS, the Owner anticipates that the development of the Property will revitalize an economically depressed area, create jobs, and increase the tax base for the benefit of the residents and businesses of the County;

WHEREAS, major road infrastructure improvements are needed in order to facilitate the development of the Property including: a new interchange at Exit 3 on I-95, including all related drainage and storm water infrastructure and an approximately 1.5-mile stretch of RiverPort Parkway north of I-95, including all related drainage and storm water infrastructure (collectively the “**Project**”);

WHEREAS, the County is a co-applicant with the City for a grant and loan from the South Carolina Transportation Infrastructure Bank (“**Bank**”) the proceeds of which are intended to finance a portion of the Projects;

WHEREAS, the Bank has approved a loan to the County and City (“**Loan**”) and a grant to the County and City pursuant to an intergovernmental agreement and a loan agreement among the Bank, the City, and the County (“**Loan Documents**”).

WHEREAS, based on bids received for the for the Project the costs of the Project are more than the sources of funding available (the “**Funding Gap**”)

WHEREAS, the Owner requested the City and County’s consent to ask the Bank for: (i) an additional grant and (ii) to increase the principal amount of the Loan and to extend the term of the Loan to partially address the Funding Gap; and

WHEREAS, the City has requested the County express support for additional financing options of the project, including, but not limited to, a loan from the Rural Infrastructure Authority to further address the Funding Gap.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Jasper County (“**County Council**”) as follows:

Section 1. The County Council authorizes the Jasper County Administrator (“**Administrator**”) to: (i) request from the Bank an increase in the Grant and (ii) request an increase in the Loan in an initial amount up to \$8,000,000.

Section 2. If the Bank agrees to the increases, the County shall consider an Ordinance approving the modified Loan Documents reflecting such increases following the advice of counsel.

Section 3. The County Council further authorizes the Administrator to work in good faith with the City in exploring a loan from the Rural Infrastructure Authority to further address the Funding Gap.

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

In witness thereof this 26th day of January 2026.

Resolution #R-2026-08

JASPER COUNTY, SOUTH CAROLINA

W. J. Rowell III, Chairman

Attest:

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by Jasper County Attorney

Date



January 20, 2026

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 - Second Supplemental Financial Assistance Request

Dear Chairman White,

Reference is made to (i) 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 "Original Grant") and a loan in the amount of up to \$28,095,903 (the "Loan") to construct a new interchange on I-95, and (ii) that certain award letter dated December 10, 2024 issued by the Bank pursuant to which the Bank agreed, subject to the terms and conditions therein, to provide the Project Sponsors an additional grant in excess of the Original Grant in the amount of up to \$35,000,000 (the "Additional Grant") and to revise certain terms of the Loan. Please be advised that SLF III – Hardeeville, LLC has transferred all of the real property located in the TIF and MID Districts to entities with South Carolina investors and managed by GHS Management (the "Owner"). This Second Supplemental Financial Assistance Request has been prepared as a joint effort among the Project Sponsors and the Owner.

Based on bids received by the South Carolina Department of Transportation (the "DOT") on December 9, 2025 for the construction of the Exit #3 Proper Project and bids received by the City on January 9, 2026 for the construction of the Parkway North Project, the costs of the Exit #3 Proper Project and the Parkway North Project are \$23,810,466 more than the sources of funding available for these projects (the "Funding Gap"), all as more particularly shown on the Cost Comparison Analysis compiled by the Owner and submitted herewith¹. Due to DOT's decision to rebid the Exit #3 Proper Project and, in part, to the negotiations by

¹ The Project Sponsors note that the costs escalations are not unique to these projects as evidenced by the recent announcement by Governor McMaster that he is requesting any additional \$1.1 billion for the South Carolina Department of Transportation to complete roadway projects. As reported in the Post and Courier, "[e]ven ongoing highway projects with funds already attached to them are rapidly outgrowing their existing budgets. According to DOT, the cost of projects like the widening of Interstate 26 between Charleston and Columbia have increased by about \$1 billion since 2022, while other projects — like the widening of Interstate 95 from the Georgia border to the rebuilding of Columbia's Malfunction Junction — have seen cost increases of 132 percent and 33 percent, respectively, in a similar timespan."

the City and the Owner with potential contractors and to the Owner's willingness to provide Borrow Excavation for the Exit #3 Proper Project as described below, the total costs of the Exit #3 Proper Project and the Parkway North Project have been substantially reduced from the original bids for these projects received in May and June of 2025.

To address the Funding Gap, the DOT has conditionally agreed that the Bank, the Project Sponsors and the Owner shall not be obligated to pay the construction management fee for the Exit #3 Proper Project in the amount of \$6,823,176, and the City has agreed to make a cash contribution in the amount of \$1,800,000. These additional sources reduce, but do not completely erase the Funding Gap; the remaining shortfall of available funds is \$15,187,290 (the "Shortfall").

To make the Exit #3 Proper Project and the Parkway North Project a reality, the Project Sponsors respectfully request that the Bank provide financial assistance to fund the Shortfall as follows:

1. Award a third grant to the Project Sponsors in the amount of \$8,623,176, to be reduced dollar-for-dollar² for any Federal or State grants or contributions received by the Projects Sponsors to the extent available to be used to the pay the Shortfall. The Owner team has provided assurances to the Project Sponsors that the Owner will continue to seek Federal and State additional sources of funding that may be available to the Project Sponsors.
2. Increase the principal amount of the Loan by \$6,564,114 (such that the total principal amount of the Loan is \$34,660,017), increase the term of the Loan to 30 years and extend the Carry-over Amount Period to the first January 1 occurring after the sixth anniversary of the first advance under the Loan; provided, such \$6,564,114 increase in the principal amount of the Loan shall be reduced dollar-for-dollar by the principal amount of any loan obtained by a Project Sponsor from the South Carolina Rural Infrastructure Authority, the proceeds of which are available to pay for the costs of the Parkway North Project.

To provide more specifics regarding the Funding Gap and the pro rata sharing of costs, and as detailed in the enclosed Cost Comparison Analysis compiled by the Owner, at the time of the approval of the Original Grant, the estimated total costs of the Exit #3 Proper Project, the Parkway North Project and the Parkway South Project (collectively, the "Projects") were \$82,460,624³, of which the Bank would have funded 68% of such costs and the Local Match would have been 32% of such costs. As shown on the Cost Comparison Analysis, the current estimated total costs of the Projects are \$188,737,870, and the Local Match is \$75,535,598 (consisting of (i) the County cash contribution in the amount of \$13,500,000, (ii) the City cash contribution in the amount of \$1,800,000, (iii) the Owner cash contribution to fund the Parkway North Project in the amount of \$3,250,000, (iv) the costs of the Parkway South Project being provided by the Owner in the amount of \$34,467,334, (v) the value of the Exit #3 Proper Project and the Parkway North Project right of ways being contributed by the Owner in the amount of not less than \$5,523,082, and (vi) costs incurred by the Owner in connection various agreements and acquisitions to satisfy wetlands and other permitting requirements in the amount of \$16,995,182). If the Bank agrees to the Project Sponsors additional grant and Loan modification requests set forth in this letter, the Bank's share of the funding will be reduced to approximately 56.4% of the total costs and the Local Match will be increased to approximately 40% of

² Such reductions shall occur after any reductions to the Additional Grant.

³ The cost of the Parkway South Project always has been deemed in an integral part of the Exit #3 Proper Project and the Parkway North Project roadway system and always has been included as part of the Local Match, including in the application submitted to the Bank by the Project Sponsors, in the original award by the Bank in 2020, in the award by the Bank in 2024 and in all discussion and documents related to financial assistance to be provided by the SIB.

the total costs.⁴ The remaining approximately 3.6% of the total costs would be the \$6,823,176 construction management fee for the Exit #3 Proper Project that would not be paid by the Bank, the Project Sponsors or the Owner.

Please note that all federal and State permits for the Exit #3 Proper Project and the Parkway North Project have been obtained, all of the Projects are "shovel ready," and it is anticipated that construction will commence immediately after all applicable documents are executed.

Given the bids for the Exit #3 Proper Project and the Parkway North Project have been received and must be awarded and documents signed by January 28, 2025, time is of the essence, so your prompt attention to this matter is greatly appreciated.

Please do not hesitate to contact Joshua Gruber at jgruber@hardeevillesc.gov / (843) 784-2350 or Andrew Fulghum at fulghum@jaspercountysc.gov / (843) 717-3690 with any questions or if you need or desire additional information.

Sincerely,



Andrew P. Fulghum
County Administrator
Jasper County



Joshua Gruber
City Manager
City of Hardeeville

⁴ The Owner is willing to provide 1,280,000 cubic yards of Borrow Excavation to be used for the construction of the Exit #3 Proper Project thereby reducing the total costs of the Projects by approximately \$25,600,000 (the per cubic yard excavation cost in the original bid for the Exit #3 Proper Project was approximated \$40 and is approximately \$19 after giving effect to the Owner's willingness to provide Borrower Excavation). This reduction in costs is NOT included in the cost sharing percentages described above. If such Borrower Excavation were included in such cost sharing percentages, the Local Match would fund approximately 47.2% of the total costs.

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2026-09

RESOLUTION OF JASPER COUNTY COUNCIL

RESOLUTION finding that normal daily operations of the Mary Gordon Ellis Building are affected by the necessity for the expedient replacement of the heat and air conditioning unit and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for emergency procurement where normal daily operations are affected, and authorizing the County Administrator to execute the purchase order for the purchase and installation of a 10-ton commercial split system heat and air conditioning unit on behalf of Jasper County, and matters related thereto.

WHEREAS, Section 2-412 of the Jasper County Code of Ordinance provides the chief purchasing officer, with the concurrence of the county administrator, may make or authorize others to make emergency procurement where normal daily operations are affected; and

WHEREAS, the necessity for the expedient replacement of heat and air conditioning unit for the Mary Gordon Ellis Building, 651 Grays Highway, Ridgeland, South Carolina has affected normal daily operations of the organizations in the building; and

WHEREAS, immediate procurement for the replacement of heat and air conditioning unit is imperative to the normal operation of the organizations, as well as the safety and comfort of the staff located in the Mary Gordon Ellis Building; and

Whereas, Jasper County has obtained quotations from at least two local Heating and Air Conditioning vendors for the purchase of a commercial 10-ton split system heat and air conditioning unit to replace the current unit at the Mary Gordon Ellis Building, 651 Grays Highway, Ridgeland, South Carolina; and

WHEREAS, it is the opinion of the Jasper County Engineering Services Director and the chief purchasing officer with the concurrence of the county

administrator, that emergency procurement is imperative to the normal daily and safe operation of the organizations in the Mary Gordon Ellis Building; and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby is of the belief and finds that it is in the best interest of the County and its citizens to approve the requested emergency procurement as provided in the Jasper County Purchasing Ordinance not to exceed \$38,000 for the replacement of the heat and air conditioning unit in the Mary Gordon Ellis Building; and

FURTHER RESOLVED, the County Administrator is authorized to execute contracts and/or purchase documents as are customary and usual; and

FURTHER RESOLVED, expenditure for the replacement will be funded from line-item EQUIPMENT in the BUILDING MAINTENANCE department (010-083-2430.)

SIGNATURES FOLLOW

This Resolution No. R- 2026-09 made this 2nd day of February 2026.

W. J. Rowell, III
Chairman

ATTEST:

Wanda H. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

County Attorney

Date