



A SPECIAL EXECUTIVE SESSION AND WORKSHOP WILL BE CONDUCTED WITH COUNTY COUNCIL.

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FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL
SPECIAL CALLED

Executive Session and Workshop

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

Friday, May 5, 2023
Agenda

9:00AM

- I. CALL TO ORDER (9:00 AM)
- II. EXECUTIVE SESSION SECTION 30-4-70. (9:00 AM – 10:00 AM)

A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – [Legal and Contract Matters Exit 3](#)

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

- III. RETURN FROM EXECUTIVE SESSION
- IV. EXIT 3 PROJECT (please note that individual topic times are estimates, topics may start earlier or later than projected).
PROJECT SUMMARY (10:00 AM – 12:15 PM)
 1. HISTORY OF THE EXIT 3 PROJECT, INCLUDING SIB APPLICATION PROCESS – [OCIE VEST & GEORGE BULLWINKEL](#) 10:00 AM – 10:10 AM)
 2. PROPOSED DEVELOPMENT PLAN FOR RIVERPORT AND DA AMENDMENTS – [MIKELL HARPER, GEORGE BULLWINKEL AND ALAN LIPSITZ](#) (10:10 AM – 10:45 AM)

3. PROJECT SCOPE AND ANTICIPATED SCHEDULE OF FINANCING AND CONSTRUCTION- OCIE VEST AND ALAN LIPSITZ (10:45 AM – 11:00 AM)
4. SOURCES AND USES AND TIF PROJECTIONS – OCIE VEST, ALAN LIPSITZ, LUCY GALLO AND MAIK AAGAARD (11:00 AM – 11:45 AM)
5. SUMMARY OF TERMS OF FINANCING AND MATERIAL DOCUMENTS – ALAN LIPSITZ AND GEORGE BULLWINKEL (11:45 AM – 12:15 PM)
 - A. LOAN AGREEMENT BETWEEN THE STIB, COUNTY AND CITY
 - B. IGA BETWEEN THE STIB, COUNTY AND CITY
 - C. IGA BETWEEN THE STIB AND SCDOT
 - D. PARTICIPATION AGREEMENT BETWEEN THE COUNTY AND THE OWNER
 - E. TIF REDEVELOPMENT PLAN, MID PLAN AND FINANCING ORDINANCE

V. ADJOURNMENT