



JASPER COUNTY COUNCIL  
SPECIAL CALLED

# Executive Session and Workshop

Jasper County Clementa C. Pinckney Government Bldg  
358 3<sup>rd</sup> Avenue Ridgeland, SC 29936  
Friday, May 5, 2023  
Minutes

**Officials Present:** Chairman L. Martin Sauls IV, Councilman Pastor Alvin Adkins, Councilman John Kemp and Vice Chairwoman Barbara B. Clark. **Absent:** Councilman Coy Garbade.

**Staff Present:** County Administrator Andrew Fulghum, Deputy Clerk to Council, Tisha Williams, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, and Videographer Jonathan Dunham.

**Others Present (in person or virtual):** Ocie Vest, Alan Lipsitz, Lucy Galloo, Maik Aagaard, Mikell Harper, and George Bullwinkel

Chairman Sauls called the Executive Session Meeting to order and read the Report of Compliance with the Freedom of Information Act was read for the records as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

EXECUTIVE SESSION SECTION 30-4-70.

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.**

**Motion to go into executive session:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**RETURN FROM EXECUTIVE SESSION**

**Motion to return to regular session:** Councilman Kemp

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**EXIT 3 PROJECT – HISTORY, FINANCING and SCOPE OF PROJECT SUMMARY**

The history of the EXIT 3 PROJECT, including the SIB Application process was discussed by Ocie Vest and George Bullwinkel. The proposed Development Plan for Riverport and the DA Amendments were presented and discussed by Mikell Harper, George Bullwinkel and Alan Lipsitz. The Project scope and the anticipated schedule of financing and construction of the project were reviewed and discussed with Council by Ocie Vest and Alan Lipsitz. The sources and uses and the TIF Projections were presented and discussed with Council by Ocie Vest, and Alan Lipsitz. Mr. Alan Lipsitz and Mr. George Bullwinkel reviewed and discussed with Council the Summary of terms and financing and material documents to include:

- Loan agreement between the STIB, county and city.
- IGA between the STIB, county and city.
- IGA between the STIB and SCDOT
- Participation agreement between the county and the owner
- TIF Redevelopment Plan, MID Plan and Financing Ordinance

For any additional information regarding this meeting, you can find the video of the live meeting at [https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCjIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA).

**Adjournment:**

**Motion to adjourn:** Councilman Adkins

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed and the meeting adjourned.

**Respectfully submitted:**



L. Martin Sauls IV  
Chairman



Wanda H. Simmons  
Clerk to Council