

## **MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING**

**March 26, 2024 – 9:30 A. M.**

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, March 26, 2024, in Room 252 in the Edgar A. Brown Building with participation available by video. The following members participated in the meeting:

Governor Henry McMaster, Chair;  
Mr. Curtis M. Loftis, Jr., State Treasurer;  
Mr. Brian J. Gaines, Comptroller General;  
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and  
Representative Bruce W. Bannister, Chairman, Ways and Means Committee, who participated via video conference.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; State Auditor George Kennedy; Governor's Deputy Chief of Staff Mark Plowden; Treasurer's Chief of Staff Clarissa Adams; Comptroller General General Counsel Bob Maldonado and Joint Bond Review Committee Director of Research Rick Harmon; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

### ***Adoption of Agenda for State Fiscal Accountability Authority***

Mr. Gillespie advised the Authority that agenda item #10 was withdrawn after posting of the agenda.

Upon a motion by Mr. Gaines, seconded by Mr. Loftis, the Authority adopted the agenda as proposed.

### ***Minutes of Previous Meetings***

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the minutes of the January 30, 2024, State Fiscal Accountability Authority meeting and the January 30, 2024 Tobacco Settlement Revenue Management Authority meeting.

### ***State Treasurer's Office: Bond Counsel Selection (Regular Session Item #1)***

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority received the State Treasurer's Office report on the assignment of bond counsel as information in accord with

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Authority policy.

**CONDUIT/OTHER ISSUES:**

<b>Description of Issue</b>	<b>Agency/Institution (Borrower)</b>	<b>Bond Counsel</b>	<b>Issuer's Counsel</b>	<b>Date STO Approved</b>
\$35,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds, Series 2024; Wofford College	Wofford College Conduit: SCJEDA	Haynsworth Sinkler Boyd – Kathy McKinney and Suyash Raiborde	Maynard Nexsen - Laurie Becker	2/21/2024
\$20,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Settlement Manor Apartments; Series 2024	Hallmark Settlement Manor, LP (Settlement Manor Apartments) Conduit: SCSHFDA	Parker Poe – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	12/16/2024

**GENERAL OBLIGATION / REVENUE ISSUES:**

<b>Description of Issue</b>	<b>Agency/Institution (Borrower)</b>	<b>Bond Counsel</b>	<b>Issuer's Counsel</b>	<b>Date STO Approved</b>
\$102,000,000; State of South Carolina General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), Series 2025; Health Sciences Campus	State of South Carolina (on behalf of the University of South Carolina)	Pope Flynn Group – Gary Pope	South Carolina Attorney General	2/1/2024
\$111,000,000; State of South Carolina General Obligation Economic Development Bonds, Series 2025	State of South Carolina – (Project Managed by SC Department of Commerce)	Haynsworth Sinkler Boyd - Theodore DuBose	South Carolina Attorney General	2/13/2024

**SPECIAL ASSIGNMENT OF BOND COUNSEL:**

<b>Description of Issue</b>	<b>Agency/Institution (Borrower)</b>	<b>Bond Counsel</b>	<b>Issuer’s Counsel</b>	<b>Date STO Approved</b>
Advice and counsel to the University of South Carolina in connection with certain matters of public finance.	The University of South Carolina	Burr Forman LLP – Michael Seezen and Jeff Allen	N/A	1/10/2024

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

***South Carolina Commission on Higher Education: Approval of Battelle Alliance at Savannah River National Lab Plan (Regular Session Item #2)***

Proviso 11.24 of the fiscal year 2023-2024 Appropriations Act requires Clemson University, University of South Carolina-Columbia, and South Carolina State University to collaborate and submit a comprehensive plan and timeline to the Commission of Higher Education on how they plan on using \$40.0 million of appropriated funds to further the mission of and support the Savannah River National Lab.

Per the proviso language, the Commission on Higher Education must approve the plan and then submit it to the Joint Bond Review Committee for its review and comment and to the State Fiscal Accountability Authority for its approval prior to disbursing any funds to the three institutions.

At its December 7, 2023, meeting, the Commission on Higher Education approved an initial plan. On January 24, 2024, the Joint Bond Review Committee reviewed the initial plan and recommended that plan be revised to include “additional accountability measures” and establish “periodic reporting requirements”. The Commission on Higher Education has developed the recommended accountability measures and reporting requirements and included the same in a revised plan that was approved by the Commission at its meeting on March 7, 2024. The Joint Bond Review Committee favorably reviewed the revised plan at its meeting on March 20, 2024.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the Battelle Alliance at Savannah River National Lab Plan, as recommended by the South Carolina Commission on Higher Education.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

***Department of Administration, Executive Budget Office: Permanent Improvement Projects (Regular Session Item #3)***

The Authority was asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office as noted herein. All items were reviewed favorably by the Joint Bond Review Committee (JBRC).

- (a) Project: JBRC Item 1: College of Charleston  
H15.9679: 58 George Street Renovation
- Request: Establish Phase II Full Construction Budget to complete repairs and construct a small addition to the Barnard Elliot House in Charleston.
- Included in CPIP: Yes – 2023 CPIP Priority 2 of 10 in FY24 (estimated at \$5,750,000)  
CHE Approval: 02/01/24  
Phase I Approval: December 2022 (estimated at \$5,750,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	143,750		143,750	4,979,155	5,122,905
Other, Donation				627,095	627,095
All Sources	<u>143,750</u>		<u>143,750</u>	<u>5,606,250</u>	<u>5,750,000</u>

Summary of Work: The project will include full interior and exterior renovations, structural repairs, roof replacement, infrastructure modernization, demolition of two small building additions, and construction of a 2,462 square foot modern building addition. The renovated original structure will contain offices, communal space, and meeting/seminar rooms for students and staff. The building addition will integrate modern infrastructure including a passenger elevator, ADA compliant restrooms, infrastructure support spaces, code compliant circulation, flexible event space, interview rooms,

offices, and a conference room. The existing terne coated metal roof will be replaced with a metal roof and will come with a 50-year material and workmanship warranty.

**Rationale:** 58 George Street has significant structural issues with temporary indoor shoring to support the center of the building. The building was taken offline in 2015 due to structural instability and remains vacant. In order for the building to be re-occupied, repairs need to be made. This building is historically protected and cannot be demolished.

**Facility Characteristics:** The Barnard Elliot House at 58 George Street is a four-level, 6,327 gross square foot building, and the original historic 3,902 gross square foot building was constructed in 1803 (221 years old). Subsequent to the original construction, two small building additions totaling 2,425 square feet were added and will now be demolished. A new 2,462 gross square foot building addition will be added. No significant improvements have been made to the building in 37+ years. After renovations are complete the building will provide a new centrally located home for the student Edward J. Tuccio '91 Student Success Center and Center for Civic Engagement. The Student Success Center will consolidate resources to improve student retention, persistence and completion. The project will benefit 10,677 students, 847 faculty, 865 staff, clients, visitors, parents and potential students.

**Financial Impact:** This phase of the project will be funded from Other, Capital Improvement Project (uncommitted balance \$26.25 million at December 8, 2023), and Other, Donation Funds (uncommitted balance \$627K at December 8, 2023). Revenue to the Capital Improvement Project fund is generated by the Capital Improvement Fee that exceed current annual debt service related to bonds. The project is expected to result in a decrease of \$2,000 (year 1), \$2,060 (year 2), and \$2,122 (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 increased for the academic years 2019-2020 to 2023-2024. \$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:** \$5,750,000 funded by Capital Improvement Project, and Donation Funds. Contract execution is expected in September 2024 and completion of construction in December 2025.

(b) Project: JBRC Item 2: Lander University  
H21.9565: Student Dining Hall Renovation

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**Request:** Establish Phase II Full Construction Budget to renovate the dining hall in the Grier Student Center.

**Included in CPIP:** No – The project was not included in the 2023 CPIP submission due to an oversight by the university, as well as the project was estimated to cost less than \$2,000,000.

**Phase I Approval:** December 2023 (estimated at \$2,500,000) (SFAA)

**CHE Approval:** 02/01/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Aramark Contract Requirement	37,500		37,500	3,062,500	3,100,000
<b>All Sources</b>	<u><b>37,500</b></u>		<u><b>37,500</b></u>	<u><b>3,062,500</b></u>	<u><b>3,100,000</b></u>

**Summary of Work:** This project will remove the existing food preparation and serving venues, and replace with upgraded, versatile venues where the equipment and appliances allow the preparation of a wide variety of menu items. Upgrades to the dining hall aesthetics such as ceiling, lighting, flooring, and furnishings, are also included. Utility infrastructure will be updated to support the re-design.

**Rationale:** The university entered into a contract with Aramark in August 2023. As part of the required deliverables, the vendor agreed to invest in infrastructure updates.

**Facility Characteristics:** Grier Student Center is a 3-story, 61,000 square foot building constructed in 1978 (46 years old). The student dining hall is on the bottom floor of the building and is 19,300 square feet. Due to continued increases in enrollment, the dining hall footprint was expanded and renovated in 2007. Approximately 3,600 students and 180 faculty, staff, visitor, and guests, utilize the dining hall each day.

**Financial Impact:** The project will be funded from an Aramark Contractual Requirement (uncommitted balance \$3.5 million at January 29, 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. Currently, no portion of tuition is designated for capital improvements.

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Full Project Estimate: \$3,100,000 funded by Aramark Contract Requirement Funds. Contract execution is expected in May 2024 and completion of construction in October 2024.

(c) Project: JBRC Separate Item: South Carolina State University  
H24.9663: Supplemental Housing – Modular Lease

Request: Establish Phase I Pre-Design Budget to lease modular units to serve as housing.

Included in CPIP: No – The project was not included in the 2023 CPIP submission because the need for the modular units was not confirmed at that time.

CHE Approval: 12/07/2023

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Student Housing Improvement				53,220	53,220
All Sources				<u>53,220</u>	<u>53,220</u>

Summary of Work: This project will provide a single configured modular units with a capacity of 150 beds for auxiliary student housing. The university has stated that the units will meet all code requirements of the IBC and the state of South Carolina as it pertains to construction and life safety, and they have confirmed that the university will comply with the SC Consolidated Procurement Code.

Rationale: Due to recent influxes in student enrollment the university is hard-pressed to discover innovate strategies for student accommodations and is seeking to lease modular units to off-set current capacity limitations.

Facility Characteristics: The total square footage for the modular units will be +/-22,000 square feet and will provide a living and learning environment to approximately 150 students.

Financial Impact: The project will be funded from Student Housing Improvement Funds (uncommitted balance \$4.82 million at November 30, 2023). Revenues to this account are generated from standard room and board charges, which are determined and approved by the Board of Trustees and are used to

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cover costs of maintaining the facilities. The current amount per student, per semesters is \$1,001. The project is expected to result in an increase of \$156,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased because of the project.

Full Project Estimate: \$3,548,000 (internal) funded by Student Housing Improvement Funds.

(d) Project: JBRC Item 3: University of South Carolina - Columbia  
H27.6157: Booker T. Washington Renovation

Request: Establish Phase I Pre-Design Budget to renovate the historic building.

Included in CPIP: No – The federal funding for this project was not received until after the 2023 CPIP submission.

CHE Approval: 03/07/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Park Service				90,000	90,000
All Sources				<u>90,000</u>	<u>90,000</u>

Summary of Work: The project will replace the roof, replace aged mechanical and electrical systems, improve restrooms to comply with ADA guidelines, and renovate and re-purpose portions of the building for functional and aesthetic purposes. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The building has areas with original infrastructure and original and/or aged finishes that require replacement and modernization.

Facility Characteristics: The Booker T. Washington Building is 36,328 gross square feet and was constructed in 1955 (69 years old). The entire building will be renovated in the project. The building is occupied by academic programs, support services, and the local community. Approximately 2,000 students, faculty, staff and local community will use the facility daily.

Financial Impact: This project will be funded from Federal, National Park Service Grant Funds (reimbursable grant uncommitted balance \$6 million at February 2,



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2024). Revenue received is to fund physical preservation of historic sites to include districts, buildings, sites, structures, and objects. The project is expected to result in a decrease of \$28,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$6,000,000 funded by National Park Service Grant Funds.

(e) Project: JBRC Separate Item: University of South Carolina - Columbia  
H27.6139: New Health Sciences Campus – Medical Education and Research Facilities

Request: Establish Phase II Full Construction Budget to construct a new University of South Carolina School of Medicine facility to replace current leased space in the Wm. Jennings Bryan Dorn Veterans Affairs Medical Center campus in Columbia.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 16 in FY24 (estimated at \$300,000,000)  
Phase I Approval: July 2021 (estimated at \$300,000,000) (SFAA)  
CHE Approval: 03/07/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds				100,000,000	100,000,000
FY19 Capital Reserve (18)				5,000,000	5,000,000
FY20 Capital Reserve (13)				15,000,000	15,000,000
FY22 Capital Reserve (10)				25,000,000	25,000,000
FY23 Capital Reserve (9)				10,000,000	10,000,000
Appropriated State, FY22 Proviso 118.18				5,000,000	5,000,000

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(B) (17) (a)	4,200,000	4,200,000	110,800,000	115,000,000
Appropriated State, FY24 USC Medical School				
Other, Institutional				
All Sources	<u>4,200,000</u>	<u>4,200,000</u>	<u>295,800,000</u>	<u>300,000,000</u>

**Summary of Work:** The proposed new Medical Education Building will provide spaces to accommodate classrooms, anatomy labs, clinical skills, simulation spaces, faculty offices, administration offices, and student support. The four-story education and research building will be comprised of approximately 308,000 gross square feet. Approximately 150,000 gross square feet is allocated for the Education program, 125,000 feet is allocated for Research (wet labs, vivarium, lab support spaces), and 33,000 gross square feet is allocated for “Common” programmatic elements. The master plan incorporates both the initial facility and subsequent phases that will add buildings and create structured parking in the future. This first phase will provide the education and research building in the heart of the 16 acres with a separate central utility plant. The central utility plant is designed to support one future building and is expandable to support additional future buildings. The majority of the roof to be installed on the new buildings will be a TPO membrane roof system. Portions of the building that need a more durable walking surface for maintenance will be a modified bitumen membrane roof for durability where required. The roofs will come with a minimum 20-year material and workmanship warranty. Approximately 700 surface parking spaces will be created with roughly half of the spaces located south of the building and half to the north of the building. These surface lots will be the locations of future buildings. Site planning also incorporates sensitive urban planning themes enforced upon development within the Bull Street District. The entire 16-acre site will be improved with grading, landscaping, asphalt surface parking, paving to include Cooper Drive, and site utilities.

**Rationale:** The current School of Medicine at the Dorn VA Center campus does not reflect a cutting-edge reputation and the location is unsustainable with critical space and technology constraints. The space is leased from the U.S. Department of Veterans Affairs through an agreement that terminates in 2030. The SOM at the VA campus space requires extensive capital investment which would be unwise for space that the university does not own or control beyond 2030. Both the SOM and the Dorn VA Center are outgrowing their respective spaces, and the VA intends to recover and occupy large portions of space currently leased by USC. Some USC

research space is expected to remain active at the VA site. These and other factors have led the university to determine that a modern, efficient new facility, located closer to both the USC Columbia campus and to Prisma Health in downtown Columbia, is the most effective long-term strategy for the School of Medicine and a Health Sciences Campus.

**Facility Characteristics:** The site for the new 308,000 gross square foot four-story Health Sciences Campus is 16 acres in the Bull Street District in downtown Columbia. The site is near the Prisma Hospital and about 2 miles north of the USC Columbia campus. This location will be more convenient to USC's main campus and the Prisma Health Campus where many third and fourth-year medical students will have the opportunity for practical experience. The total estimated square footage of the Medical Education and Research Building and the Central Utility Plant is 335,393 gross square feet. The Medical Education Building will be home for the USC School of Medicine. The Research Building will accommodate interdisciplinary research in support of Medicine, Public Health, and other synergistic programs. Using the enrollment growth plan as a guide, the estimated number of students, faculty, staff, and visitors expected to utilize the new facility is approximately 2,000.

**Financial Impact:** This phase of the project will be funded from FY19 Capital Reserve (uncommitted balance \$5M at January 31, 2024), FY20 Capital Reserve (uncommitted balance \$15M at January 31, 2024), FY22 Capital Reserve (uncommitted balance \$25M at January 31, 2024), FY23 Capital Reserve (uncommitted balance \$25M at January 31, 2024), FY22 Appropriated State (nonrecurring) (uncommitted balance \$10M at January 31, 2024), FY24 Appropriated State, USC Medical School (uncommitted balance \$5M at January 31, 2024), and Other, Institutional Funds (uncommitted balance \$217 million at January 31, 2024). Institutional Funds come primarily from regular operating funds. The project is expected to result in a decrease of \$1,050,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. The buildings will be constructed to meet LEED Silver certification standards with anticipated energy savings of \$10,389,600 over a 30-year period.

**Full Project Estimate:** \$300,000,000 funded by Institution Bonds, Capital Reserve, Appropriated State, and Institutional Funds. Contract execution is expected in November 2024 with construction completion in August 2027.

(f) **Project:** JBRC Item 4: University of South Carolina - Upstate  
H34.9557: George Dean Johnson Building Acquisition

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**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of a building and +/-one acre at 160 E. St. John Street in downtown Spartanburg.

**Included in CPIP:** Yes – 2023 CPIP Priority 1 of 1 in FY27 (estimated at \$14,020,000)  
**CHE Approval:** 02/06/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

**Rationale:** The building is currently leased by the university and houses programs that must occupy the building for the foreseeable future, per the university. The owner of the building has expressed interest in selling the building to the university, which would eliminate leasing the space. If acquired, there are no plans for construction or renovation of the property by the university at this time.

**Characteristics:** The George Dean Johnson Building is approximately 59,000 gross square feet, was constructed in 2010 (14 years old), and is on +/- one acre which is on the corner of W. St. John St. and N. Liberty St. in downtown Spartanburg. The building predominantly houses the Business and Economics academic programs, which has over 500 students, faculty, and staff.

**Financial Impact:** The property is being offered by CPF Properties II, LLC for \$12,250,000. The due diligence activities will be funded from Other, Institutional Funds (uncommitted balance \$15.16 million at December 31, 2023). Revenue to this fund is generated from a variety of sources including tuition and fees and sales and services activities. The project is expected to result in a decrease of \$500,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$85 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

**Full Project Estimate:** \$12,270,000 (internal) funded by Institutional Funds.

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(g) Project: JBRC Item 5: Spartanburg Community College  
H59.6304: Cherokee Campus Hamricks Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-20.39 acres referred to as the Peachoid property in Cherokee County.

Included in CPIP: No – This property was not available at the time of the 2023 CPIP submission.

CHE Approval: 02/06/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Spartanburg Community College has its Cherokee County Campus in Gaffney, SC, within the boundaries of SC Hwy 11 and Peachoid Road. The property is just north of Peachoid Road on the far west end of the campus. The college desires to acquire the property to allow a future opportunity to expand the Cherokee Campus. Per the college, this vacant land, if acquired and developed by others, may not be as affordable to the state in the future.

Characteristics: The property is +/-20.39 acres and has no buildings located on the property. It is contiguous to the Spartanburg Community College Cherokee Campus and has good interstate visibility as well.

Financial Impact: The property is being offered by Hamricks, Inc. for \$1,376,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$3.22 million at February 5, 2024). Revenue to this fund derived from the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements. The project is expected to result in an increase of \$3,200 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased because of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$1,396,000 (internal) funded by College Plant Funds.

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(h) Project: JBRC Item 6: Spartanburg Community College  
H59.6305: Cherokee Campus Smith Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-1.67 acres and a 6,148 square foot building in Cherokee County.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 4 in FY26 (this component estimated at \$1,161,000)

CHE Approval: 02/06/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Spartanburg Community College has its Cherokee County Campus in Gaffney, SC, within the boundaries of SC Hwy 11 and Peachoid Road. The property is just north of Peachoid Road to the south of the campus. The college desires to acquire the property to allow a future opportunity to expand the Cherokee Campus. Per the college, this land, if acquired and developed by others, may not be as affordable to the state in the future.

Characteristics: The property is +/-1.67 acres with a vacant 6,148 square foot building, formerly a Fatz Café. It is contiguous to the Spartanburg Community College Cherokee Campus and has good interstate visibility as well.

Financial Impact: The property is being offered by Gary and Margaret Smith for \$1,250,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$3.22 million at February 5, 2024). Revenue to this fund derived from the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements. The project is expected to result in an increase of \$3,200 (years 1 thru 3), in annual operating expenditures. If acquired, the building on the property will be demolished. The estimated cost to complete the demolition will be \$70K and it will be funded using College Plant Funds. No student fees or tuition will be increased because of the project. Currently, there is no portion of tuition designated for capital improvements.

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Full Project Estimate: \$1,270,000 (internal). The Final Land Acquisition will be funded by Appropriated State (nonrecurring), or College Plant Funds.

(i) Project: JBRC Item 8: Trident Technical College  
H59.6224: Berkeley Campus Renovation - Transportation and Logistics Center

Request: Establish Phase II Full Construction Budget to re-purpose the main building on the Berkeley campus into a high-tech training facility.

Included in CPIP: Yes – 2022 CPIP Priority 1 of 9 in FY24 (estimated at \$34,133,144)

Phase I Approval: November 2022 (estimated at \$34,133,144) (SFAA)

CHE Approval: 02/01/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (24)				1,400,000	1,400,000
				16,306,515	16,306,515
FY22 Appropriated State, Proviso 118.19 (B) (27) (u)	511,997		511,997	4,488,003	5,000,000
FY22 Appropriated State, Proviso 118.18 (B) (27) (v)				6,000,000	6,000,000
Appropriated State, FY23 Proviso 118.19 (B) (27) (x)				8,826,629	8,826,629
Other, Local					
All Sources	<u>511,997</u>		<u>511,997</u>	<u>37,021,147</u>	<u>37,533,144</u>

Summary of Work: The project will renovate the entire 74,083 square foot building and add approximately 11,579 square foot of additional flex space. The renovations include an interior upfit for classroom and campus functions,

new roof, mechanical, electrical, plumbing systems, and addition of a new fire protection system. Classroom and campus functions include general educational classrooms, a chemistry lab, high-bay vocational training classrooms, student commons, meeting and collaboration rooms, kitchen prep area, group restrooms, office and staff areas. New construction is limited to a new high-bay area for the Diesel Mechanics Program and a new flexible classroom and training space. The existing low slope ballasted roof system will be replaced with a low slope 60 mil PVC mechanically fastened roof system and will come with a minimum 20-year material and workmanship warranty.

**Rationale:** This economic development project addresses the challenge of providing transportation, distribution and logistics (supply chain) services to the region by accommodating the workforce needs of diverse employment sectors, per the college. This project will re-purpose the main building to serve the transportation and supply chain needs of existing and new industries within the logistics sector including transportation and air freight providers as well as warehouse and distribution centers. Additional high-bay training spaces and labs are required to help meet new industry demands and the growing manufacturing plants located nearby.

**Facility Characteristics:** The 74,083 square foot building was constructed in 1982 (42 years old). The existing roof was replaced in 2007 (17 years old) and is recommended for replacement. Some components of the HVAC equipment have been replaced over the years, but much of the current equipment is over 20 years old, beyond its useful life, and failing. Restrooms were renovated 8 years ago. The remaining components, including electrical and plumbing are original to the building. The building is utilizing by 3,000+ students, 35 faculty and staff, and hundreds of clients annually.

**Financial Impact:** This phase of the project will be funded from FY22 Capital Reserve (uncommitted balance \$1.4 million at December 31, 2023), FY22 Appropriated State (nonrecurring) (uncommitted balance \$16.30 million at December 31, 2023), FY22 Appropriated State (nonrecurring) (uncommitted balance \$4.48 million at December 31, 2023), FY23 Appropriated State (nonrecurring) (uncommitted balance \$6 million at December 31, 2023), and Other, College Funds (uncommitted balance \$9.47 million at December 31, 2023). The project is expected to result in an increase of \$26,113 (year 1), \$26,897 (year 2), and \$27,704 (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 \$196 per student per semester, and has not increased from academic year 2019-2020. The renovations will be completed to comply with Two Green Globe certification standards with anticipated energy savings of \$1,309,929 over a 30-year period.



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Full Project Estimate: \$37,533,144 funded by FY22 Capital Reserve, FY22 Appropriated State (nonrecurring), FY23 Appropriated State (nonrecurring), and College Funds. Contract execution is expected in January 2025 and completion of construction in August 2026.

(j) Project: JBRC Item 9: Department of Administration  
D50.6144: Otarre Parkway Densification and Build Out

Request: Establish Phase I Pre-Design Budget to densify and build-out support areas.

Included in CPIP: No – The need for the project was unknown at the time of the 2023 CPIP submission.

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				82,000	82,000
All Sources				<u>82,000</u>	<u>82,000</u>

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 Other, Depreciation Reserve Funds (uncommitted balance \$7.70 million at December 20, 2023). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$5,486,750 (internal) funded by Depreciation Reserve Funds. This project is related to the moving of agencies off the Bull Street Corridor in response to Proviso 118.22 of the FY24 Appropriations Act. Due to time constraints, Admin is initially funding Phase 1 out of its Depreciation Reserve account to be reimbursed from funds being requested in the FY25 budget. A budget request has been submitted to fund that reimbursement as well as the construction from Appropriated State.

- (k) Project: JBRC Item 12: Department of Administration  
D50.6147: Wade Hampton Building - Subsurface Water Remediation Repairs (Annualized)
- Request: Establish Phase I Pre-Design Budget for the repair/replacement of the exterior waterproofing.
- Included in CPIP: No – The project and funding were not identified until after submission of the 2023 CPIP.
- CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State				37,000	37,000
All Sources				<u>37,000</u>	<u>37,000</u>

Summary of Work: This will be an annualized project and will be completed in two (2) annualized phases, to repair or replace the exterior waterproofing of the building basement and the underground pedestrian tunnel. The Phase I will complete all engineering and geo-technical work associated with both annualized phases of the project. Construction of the first annualized phase will address the pedestrian tunnel.

Rationale: The exterior subsurface waterproofing material for the building and pedestrian tunnel, has deteriorated, leading to water infiltration in the basement and the pedestrian tunnel. Both areas experience water infiltration in office spaces and common areas after rainfall events.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (85 years old). The pedestrian tunnel is approximately 12,240 square feet and was constructed in 1970 (54 years

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old), The pedestrian tunnel is utilized by the Calhoun and Wade Hampton Buildings. The Calhoun Building is utilized by approximately 190 Judicial Branch personnel and the Wade Hampton Building is utilized by approximately 275 staff and various annual visitors of the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor’s Office, SC State Treasurer’s Office, SC Comptroller General Office, SC Adjutant General’s Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.

**Financial Impact:** This phase of the project will be funded from FY24 Appropriated State Funds (uncommitted balance \$10 million at January 4, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,819,620 (internal) for this phase of the project funded by FY24 Appropriated State Funds. The estimated cost to complete both annualized phases is \$4,937,050, to be funded by Appropriated State and Depreciation Reserve Funds.

(1) **Project:** JBRC Item 13: Department of Administration  
D50.6148: Window Replacement

**Request:** Establish Phase I Pre-Design Budget to replace the windows at the SC State Library.

**Included in CPIP:** Yes – 2023 CPIP Priority 12 of 38 in FY24 (estimated at \$1,000,000)  
**CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State				25,000	25,000
All Sources				<u>25,000</u>	<u>25,000</u>

**Summary of Work:** This project will replace the windows.

**Rationale:** The windows are original to the buildings, past their useful life, and leaking in multiple areas.

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Facility Characteristics: The SC State Library Building is approximately 62,260 square feet and was constructed in 1969 (55 years old). The State Library Building is utilized by approximately 45 staff and various annual visitors.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$10 million at January 4, 2024). The project is expected to result in additional annual operating cost savings, but the amount has not yet been determined.

Full Project Estimate: \$1,000,000 (internal) funded by FY24 Appropriated State Funds.

(m)Project: JBRC Item 15: Department of Administration  
D50.6123: FM Energy Facility – Replace Boiler #2

Request: Establish Phase II Full Construction Budget to replace boiler #2, located at 1121 College Street in Columbia.

Included in CPIP: Yes – 2023 CPIP Priority 2 of 38 in FY24 (estimated at \$638,781)  
Phase I Approval: October 2023 (estimated at \$638,781) (JBRC)  
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	14,852		14,852	1,087,370	1,102,222
All Sources	<u>14,852</u>		<u>14,852</u>	<u>1,087,370</u>	<u>1,102,222</u>

Summary of Work: The project will replace the boiler and associated piping, controls and electrical.

Rationale: The boiler has exceeded its life expectancy and parts for repairs and maintenance are difficult to source. If the boiler were to fail, only one boiler would remain to provide heating to the entire Capitol Complex.

Facility Characteristics: The FM Energy Facility is 18,572 gross square feet and serves approximately 1,124,751 gross square feet of buildings, which include the FM Energy Facility, SC State House, Gressette Building, Dennis Building, Blatt Building, Brown Building, Calhoun Building, Wade Hampton Building, SC Supreme Court Building, and the Sumter Street Building. The existing boiler being replaced was installed in 1964 (60 years old).

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Approximately 2,660 staff and various visitors utilize the Capital Complex.

**Financial Impact:** The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$10 million on January 4, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,102,222 funded by FY24 Appropriated State Funds. Contract execution is expected in September 2024 and completion of construction in August 2025.

**(n) Project:** JBRC Item 19: Department of Administration  
 D50.6133: Dennis Building – Replace 2 Rooftop Air Handlers

**Request:** Establish Phase II Full Construction Budget to replace two rooftop air handling units.

**Included in CPIP:** Yes – 2023 CPIP Priority 20 of 38 in FY24 (estimated at \$1,600,000)  
**Phase I Approval:** December 2023 (estimated at \$1,600,000) (SFAA)  
**CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	24,000		24,000	1,741,534	1,765,534
<b>All Sources</b>	<u>24,000</u>		<u>24,000</u>	<u>1,741,534</u>	<u>1,765,534</u>

**Summary of Work:** The project will replace two rooftop air handling units for the Dennis Building.

**Rationale:** The air handling units are approximately 45 years old, have exceeded their life expectancy, require frequent repairs, and maintenance parts are difficult to source. Failure of the air handlers would result in a loss of conditioned air to the building.

**Facility Characteristics:** The Dennis Building is approximately 247,573 gross square feet and was constructed in 1950 (74 years old). The rooftop air handlers were installed in 1978 (46 years old). The building is utilized by Attorney General, Commission for the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. The

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building is utilized by 750 employees and visitors daily.

**Financial Impact:** The project will be funded from Depreciation Reserve Funds (uncommitted balance \$7.70 million on December 20, 2023). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease of \$3,719 (years 1 thru 3), in annual operating expenditures.

**Full Project Estimate:** \$1,765,534 funded by Depreciation Reserve Funds. Contract execution is expected in September 2024 and completion of construction in June 2026.

(o) **Project:** JBRC Item 23: Vocational Rehabilitation Department  
H73.9626: Rock Hill VR Center Reroofing

**Request:** Establish Phase II Full Construction Budget to remove and replace the roof on the building.

**Included in CPIP:** Yes – 2023 CPIP Priority 2 of 3 in FY24 (estimated at \$604,000)

**Phase I Approval:** September 2023 (estimated at \$604,000) (Admin)

**CHE Approval:** N/A

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)(32)(e)	15,000		15,000	589,000	604,000
Other, FY17 Capital Reserve (43) (FY24 Proviso 32.5)				101,800	101,800
Other, FY17 Capital Reserve (44) (FY24 Proviso 32.5)				106,800	106,800
Other, FY20 Appropriated State, Proviso 118.16 (B)(46) (FY24 Proviso 32.5)				211,509	211,509

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All Sources	<u>15,000</u>	<u>15,000</u>	<u>1,009,109</u>	<u>1,024,109</u>
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**Summary of Work:** The project will remove and replace the 4-ply built-up gravel roofing system with a new two-ply smooth granular surfaced modified bitumen roofing system, to include associated flashings and metal work. The new roof will come with the required minimum 20-year material and workmanship warranty.

**Rationale:** The existing roof is a 10-year roof system and is past its life expectancy. Numerous leaks have been repaired to the roof; however, the size of the leaks and frequency of the leaks are increasing.

**Facility Characteristics:** The Rock Hill Vocational Rehabilitation (VR) Center is 26,700 square feet and was constructed in 1989 (35 years old). The existing roof is original to the building. This VR center provides services to individuals with a wide range of disabilities. The facility is utilized by 25 staff and 20 to 30 consumers daily.

**Financial Impact:** This phase of the project will be funded from FY23 Appropriated State (non-recurring) Funds (uncommitted balance \$589K at January 16, 2024), Other, FY17 Capital Reserve (related to Proviso 32.5) (uncommitted balance \$209K at January 16, 2024), Other, FY20 Appropriated State (nonrecurring) (related to Proviso 32.5) (uncommitted balance \$212K at January 16, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,024,109 funded by FY17 Capital Reserve, FY20 Appropriated State (nonrecurring), and FY23 Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2024 and completion of construction in October 2024.

**(p) Project:** JBRC Item 28: Department of Mental Health  
 J12.9807: Coastal Empire Community MHC HVAC, Sprinkler System, and Fire Alarm Replacement

**Request:** Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace HVAC, sprinkler system and fire alarm system at the Coastal Empire Mental Health Center in Beaufort.

**Included in CPIP:** No – The need for the increase was unknown at the time of the 2023 CPIP submission.

**Phase I Approval:** December 2021 (estimated at \$1,600,000) (SFAA)

**Phase II Approval:** November 2022 (estimated at \$1,600,000) (SFAA)

**CHE Approval:** N/A

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	24,000	1,576,000	1,600,000	485,612	2,085,612
All Sources	<u>24,000</u>	<u>1,576,000</u>	<u>1,600,000</u>	<u>485,612</u>	<u>2,085,612</u>

**Summary of Work:** The mental health center is conditioned by 15 split system heat pumps consisting of outdoor condensing units and indoor air handling units. The indoor units in the attic will also be replaced, and includes all ducting, dampers, refrigerant lines, and reconfiguring the mountings to allow proper maintenance access. The fire alarm system will be upgraded, and the fire sprinkler system will be replaced.

**Rationale:** The HVAC system is well past its useful life. The existing fire sprinkler system has experienced multiple leaks over the last several years. The fire alarm system needs to be upgraded due to age and parts availability.

**Facility Characteristics:** The Coastal Empire Mental Health Center is 16,766 square feet and was constructed in 1995 (29 years old). All the building components are original to the building. The facility has 45 staff and serves 26 patients per day and provides an average of 83 services per day during normal business hours.

**Financial Impact:** The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,500 (years 2 and 3) in annual operating expenses.

**Full Project Estimate:** \$2,085,612 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in March 2024 and completion of construction in February 2025.



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(q) Project: JBRC Item 32: Department of Corrections  
 N04.9797: AE Design Container Farm Vertical Roots - Camille

Request: Establish Phase II Full Construction Budget to purchase and install portable structures.

Included in CPIP: Yes – 2023 CPIP Priority 12 of 14 in FY24 (estimated at \$350,000)  
 Phase I Approval: October 2023 (estimated at \$1,200,000) (SFAA)  
 CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	18,000		18,000		18,000
Other, Canteen Revenue				416,316	416,316
Other, Equipment Donation				850,000	850,000
<b>All Sources</b>	<u>18,000</u>		<u>18,000</u>	<u>1,266,316</u>	<u>1,284,316</u>

Summary of Work: The project will purchase and install six (6) portable structures. These structures will be utilized under the supervision of the Agriculture Division of Operations to produce fresh leaf greens.

Rationale: The fresh leaf greens produced will offset the food cost to the agency.

Facility Characteristics: The six (6) portable structures will total 2,688 square feet and will be located at Camille Correctional Institution. SCDC feeds 16,000 inmates daily, procuring its leafy green vegetables from an outside vendor. The Agriculture Division of Operations

Financial Impact: This phase of the project will be funded from Other, Canteen Revenue (uncommitted balance \$5.10 million at January 10, 2024), and Other, Holland Family Charitable Fund of Coastal Community Foundation Donation (donation of \$850K in equipment). The project is expected to result in an increase of \$3,000 (year 1), and \$8,500 (years 2 thru 3), in annual operating expenditures.

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Full Project Estimate: \$1,284,316 funded by Appropriated State, Operating, Canteen Revenue and Equipment Donation. Contract execution is expected in May 2024 and completion of construction in October 2024.

(r) Project: JBRC Item 34: Department of Juvenile Justice  
 N12.9627: Parking Expansion for Security Needs

Request: Increase Phase II Full Construction Budget to cover the cost to remove and replace the bad fill of the existing parking lot in the project to construct a new asphalt parking lot at the Broad River Road Campus.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

Phase I Approval: February 2023 (estimated at \$605,000) (JBRC)

Phase II Approval: May 2023 (estimated at \$700,000) (Admin)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY22 Carryforward	29,370	670,630	700,000		700,000
Appropriated State, FY23 Carryforward		250,000			250,000
Appropriated State, FY24 Operating (FY24 Proviso 67.15)				150,000	150,000
All Sources	<u>29,370</u>	<u>920,630</u>	<u>950,000</u>	<u>150,000</u>	<u>1,100,000</u>

Summary of Work: The project will construct a new asphalt parking lot to include the existing parking lot and expansion towards Broad River Road. An area across the entrance road from the existing parking will also be considered as an area for expansion of the parking lot. This increase will allow for the removal and replacement of the bad fill with a suitable material.

Rationale: During proof rolling in anticipation of laying the base for the asphalt, it was discovered that the fill under the current parking lot is not sufficient and must be replaced to ensure that the asphalt will be durable and not

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develop potholes and other defects. This project is an agency priority as it will allow staff to park outside the security fence, which will increase security and decrease liability. Additionally, due to the planned increase of administrative and non-direct care staff, more vehicles are projected to use the existing parking spaces, which will require an increased capacity for personal and state vehicles.

**Facility Characteristics:** The new parking lot will accommodate approximately 300 vehicles located in front of the Community Connections Center (CCC) building. Approximately 300 staff and 50 visitors will utilize the new parking area on a daily basis.

**Financial Impact:** This phase of the project will be funded from Appropriated State, FY24 Operating Funds (uncommitted balance \$69.88 million at February 26, 2024). Proviso 67.15 allows the South Carolina Department of Juvenile Justice (DJJ) the flexibility to use the agency’s cash and carry forward balances for operating and/or capital needs in specific categories outlined in the Proviso. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,100,000 funded by Appropriated State, FY22 & FY23 Carryforward, and FY24 Operating Funds. Construction completion is anticipated in 2024.

(s) **Project:** JBRC Item 38: Department of Parks, Recreation & Tourism  
P28.9840: Property Acquisition - Black River Browns Ferry

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-355 acres in Georgetown County.

**Included in CPIP:** Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$1,220,000)

**CHE Approval:** N/A

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)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

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**Rationale:** If acquired, 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, per the agency. The property is an important tract to connect and provide access to residents.

**Characteristics:** The property to be acquired is +/- 355 acres along the Black River and is near the town of Andrews. The land is part of a larger green way that will require additional acquisition.

**Financial Impact:** The property is owned by Evergreen Timber Co, SC, LLC and will be acquired by Open Space Institute Land Trust, Inc. in the next six months for the proposed purchase price of \$1,200,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at January 12, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,220,000 (internal) funded by FY24 Appropriated State (non-recurring) Funds. The acquisition will be funded by \$300K in Federal, Land and Water Conservation Grant Funds, and a SC Conservation Bank Grant that the agency will be applying for.

**(t) Project:** JBRC Item 40: Department of Parks, Recreation & Tourism  
P28.9842: Property Acquisition - Black River Mingo Creek

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-675 acres in Georgetown County.

**Included in CPIP:** Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$1,620,000)

**CHE Approval:** N/A

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)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

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**Rationale:** If acquired, 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, per the agency. The property is an important tract to connect the Black River and Mingo Creek and provide access to residents.

**Characteristics:** The property to be acquired is +/-675 acres along the Black River and is near the town of Andrews.

**Financial Impact:** The property is owned by Evergreen Timber Co, SC, LLC and will be acquired by Open Space Institute Land Trust, Inc. in the next six months for the proposed purchase price of \$1,600,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at January 12, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$1,620,000 (internal) funded by FY24 Appropriated State (non-recurring) Funds. The acquisition will be funded by \$600K in Federal, National Oceanic and Atmospheric Administrative Grant Funds, and a SC Conservation Bank Grant that the agency will be applying for.

**(u) Project:** JBRC Item 41: Department of Parks, Recreation & Tourism  
P28.9843: Property Acquisition – Kings Mountain 48 Acre Metker

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-48 acres in York County.

**Included in CPIP:** Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$1,730,000)

**CHE Approval:** N/A

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)				30,000	30,000
All Sources				<u>30,000</u>	<u>30,000</u>

**Rationale:** If acquired, the acquisition will provide long term protection to the

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property, which is located in Kings Mountain State Park. Acquiring this tract will protect this land in the center of the park from development, and potentially create a potential revenue source with rental of the shelter for events.

**Characteristics:** The property to be acquired is +/-48 acres in the center of the park, and includes a pond, shelter, and two log cabins.

**Financial Impact:** The property is offered by Open Space Institute Land Trust, Inc. for the proposed purchase price of \$1,700,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at January 12, 2024). The project is not expected to result in any change in annual operating expenditures. The additional \$10K included in this request will be used to cover survey to show the improvements made to the property by the current owner.

**Full Project Estimate:** \$1,730,000 (internal) funded by FY24 Appropriated State (non-recurring) Funds. The acquisition will be funded by \$1,200,000 million in SC Conservation Bank Grant, and \$500,000 in FY24 Appropriated State (nonrecurring) Funds.

(v) **Project:** JBRC Item 42: Department of Parks, Recreation & Tourism  
P28.9844: Property Acquisition - Waites Merrill

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-107 acres in Horry County.

**Included in CPIP:** Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$4,020,000)

**CHE Approval:** N/A

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)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

**Rationale:** If acquired, the acquisition will provide long term protection to the

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property. Waites Island is the most significant undeveloped coastal fringe habitat in the 22 miles from Mrytle Beach to the North Carolina border. It is one of the last remaining undeveloped and unprotected barrier islands of this size in the southeastern United States.

**Characteristics:** The property to be acquired is +/-107 acres that includes mainland property, beachfront, marsh, with a residence and guest house on Little River Neck.

**Financial Impact:** The property is offered by Open Space Institute Land Trust, Inc. for the proposed purchase price of \$4,000,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at January 12, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$4,020,000 (internal) funded by FY24 Appropriated State (non-recurring) Funds. The acquisition is anticipated to be funded by a CZM Habitat Protection and Restoration Bipartisan Infrastructure Law Competition Grant.

**(w)Project:** JBRC Item 43: Department of Parks, Recreation & Tourism  
P28.9845: Tyger Oak Property

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-945 acres in Spartanburg County.

**Included in CPIP:** Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$23,010,000)

**CHE Approval:** N/A

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)				10,000	10,000
<b>All Sources</b>				<u>10,000</u>	<u>10,000</u>

**Rationale:** The Department of Parks, Recreation and Tourism, in partnership with the SC Conservation Bank and the SC Office of Resilience are requesting to

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establish this project to acquire property that will be the future Central Park of Spartanburg. Acquisition of this property will also protect 1.2 miles of river frontage on Lawsons Fork Creek, adjoin previously protected property, and preserve the industrial history of the area.

**Characteristics:** The property to be acquired is +/-945 contiguous acres withing 5 miles of downtown Spartanburg, with 1.2 miles of river frontage on Lawsons Fork Creek. This property will connect existing protected property to create a contiguous 1,161-acre conservation corridor. The property includes 2 small (roughly 10x10), dilapidated pump houses used by Spartanburg Public Works before being decommissioned.

**Financial Impact:** Spartanburg Area Conservancy (SPACE), as a cooperative partner of the state, is under contract to purchase this tract for \$25,000,000. After acquisition, SPACE will offer the property to the Department of Parks, Recreation and Tourism for \$23,000,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at January 12, 2024). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$23,010,000 (internal) funded by FY24 Appropriated State (non-recurring) Funds. The acquisition will be funded by \$20,000,000 in SC Office of Resilience, and \$3,000,000 in SC Conservation Bank Funds (pending approval from Bank Board).

**Other:** Upon the Department of Parks, Recreation and Tourism’s acquisition of the property, a lease agreement with Spartanburg County will be executed for the long-term management of the green space passive park. SPACE will also place a mutually agreed upon conservation easement at the time of the acquisition.

**(x) Project:** JBRC Separate Item: Department of Commerce  
P32.9537: Project Agave – ED Bonds

**Request:** Establish Phase II Full Construction Budget for an economic development project that will utilize economic development bond proceeds.

**Included in CPIP:** No  
**CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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	Budget	
Other, Economic Development Bonds	110,000,000	110,000,000
All Sources	<u>110,000,000</u>	<u>110,000,000</u>

**Summary of Work:** The project will construct a warehouse building owned by Florence County. The work includes grading and site preparation, waterworks improvements, internal and external road improvements, and training facilities.

**Rationale:** This is a significant economic development project that consists of job creation and investment in the state by a manufacturer of electric batteries for the automotive industry.

**Facility Characteristics:** The project will construct an electric vehicle battery manufacturing facility, known as Project Agave in Florence County. The new facility will create 400 new jobs.

**Financial Impact:** The project will be funded from Other, Economic Development Bonds (\$110,000,000 to be issued).

**Full Project Estimate:** \$110,000,000 funded from Economic Development Funds.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. All items have been reviewed favorably by the Joint Bond Review Committee.

Information relating to this matter has been retained in these files and is identified as Exhibit 3.

***Department of Administration, Facilities Management and Property Services: Easements (Regular Session #4)***

The Department of Administration requested approval of the following easements in accordance with SC Code of Laws:

- (a) County Location: Charleston
- From: Department of Administration
- To: James Island Public Service District

- Consideration: \$723.80 Administrative fee  
\$2,889.35
- Description/Purpose: To grant an easement with two easement areas of 0.474± acres and 1.473± acres for the construction, installation, operation and maintenance of a 20” and 24” sewer force main beneath the tidal marshes of James Island Creek. The easement is needed to provide additional capacity and redundancy for growth in the James Island service area. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is \$723.80 administrative fee plus the average sales price per acre of improved agricultural land for easements across navigable waterways and submerged lands. There are no exceptions requested with regard to the 2022 easement policy.
- (b) County Location: Marlboro
- From: Department of Administration on behalf of South Carolina Department of Motor Vehicles (DMV)
- To: To be determined
- Consideration: The easement will be granted for appraised value in accordance with the 2022 policy as the value of the contemplated easement is included in the appraised value of the property to be sold.
- Description/Purpose: To provide authorization to grant a 0.08 acre permanent easement to the future buyer upon closing of the sale for the purpose of vehicular ingress and egress over a shared driveway at the DPS and DMV Bennettsville Office. DPS has declared their office surplus and is in the process of selling their property. However, an additional driveway access would not be permitted as it does not meet driveway spacing requirements as defined by the SCDOT Access and Roadside Management Standards (ARMS Manual). The easement is needed to provide access for both buildings co-located on the property. The easement will contain termination language that if the easement holder is in breach it will terminate. The value of the proposed easement is contemplated in the appraised value of the property to be sold upon closing. DMV has also determined that, in accordance with the requirement of the statute, the easement

- Additional Information: does not appear to materially impair the utility of the property or damage it.  
DPS' Bennettsville property is currently being marketed by CBRE. Once a viable contract is secured, the State will reserve an access easement to maintain ingress and egress upon the portion of the shared driveway included with the subject property.
- (c) County Location: Charleston  
From: Department of Administration  
To: Charleston Water System  
Consideration: \$723.80 Administrative fee  
\$820.65  
Description/Purpose: To grant a non-exclusive easement with three easement areas of 0.064± acres, 0.013± acres, and 0.476± acres for the construction, installation, operation and maintenance of a sanitary sewer force main beneath Burden Creek on Johns Island. The easement is needed to extend sewer service to the southern portion of Johns Island within the Urban Growth Boundary and CWS's service area. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is \$723.80 administrative fee plus the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County. There are no exceptions requested with regard to the 2022 easement policy.

Upon a motion made by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the referenced easements, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 4.

***Department of Administration, Facilities Management and Property Services: Real Property Conveyance (Regular Session #5)***

**Controlling Agency:** Department of Administration (Admin)  
**Acreage:** 0.59± acres and a 51,354 square foot office building  
**Location:** 1430 Senate Street, Columbia

County: Richland  
Purpose: To transfer real property  
Price/Transferred To: University of South Carolina (USC)/Appraised value of \$2,200,000  
Disposition of Proceeds: To be retained by Admin pursuant to Proviso 93.8

USC currently occupies 75% of the facility, with Admin utilizing the remaining space for State Fleet Management. The University needs the additional space to accommodate support staff and Admin has vacant state space to which State Fleet Management will be relocated.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the real property conveyance of 1430 Senate Street in Columbia to the University of South Carolina for the appraised value of \$2,200,000, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 5.

***Division of Procurement Services: Exempt South Carolina Aeronautics Commission's (Aeronautics) acquisition of a used aircraft from the purchasing procedures of the Procurement Code (Regular Session #6)***

Aeronautics' aircraft fleet currently consists of two (2) Beechcraft King Airs. N1SC is a 1990 King Air 350 and N2SC is a 1983 King Air 90. While both aircraft are operational, the advancing age, increasing maintenance requirements and age of avionics (instrumentation) dictate that improvements in the state fleet are warranted. As part of the FY 24 budget, Aeronautics requested \$10 million dollars to purchase newer aircraft to modernize the fleet. Through FY 24 State Budget Proviso 118.19(B)(58), this request was granted.

Aeronautics sought to replace the 1990 King Air 350 with a newer King Air 350i. Market research indicates that a 2017 - 2020 era aircraft can be purchased for approximately \$6.5 million.

Aeronautics believes purchase of a King Air 350i, rather than switching to a different aircraft type offers numerous advantages, such as:

- Past studies show that this class aircraft meets 98% of its usage needs.
- Pilots are already trained and rated to fly this aircraft, meaning minimal downtime of the Aeronautics flight department.

- Aeronautics mechanics have been working on the King Air model for years, meaning very little (if any) additional training will be needed.

Aeronautics staff have been searching for suitable replacement candidates in the current used aircraft marketplace. What has become apparent is that the aircraft market is extremely active, with aircraft frequently going under sales contract in under two weeks (often faster). The ability to act quickly once a suitable candidate has been identified is critical. The purchasing procedures of the South Carolina Consolidated Procurement Code are not conducive to the acquisition of an aircraft in this market. Before any purchase, however, Aeronautics will hire a qualified aircraft appraiser who will evaluate the aircraft and confirm the value.

Upon a motion by Senator Peeler, seconded by Mr. Loftis, the Authority under authority of S.C. Code Section 11-35-710, approved the exemption of the South Carolina Aeronautics Commission from purchasing a used aircraft as set forth above through the Chief Procurement Officer's area of responsibility and approved the exemption of the South Carolina Aeronautics Commission acquisition of this used aircraft from the purchasing procedures of the Procurement Code, as recommended by the Division of Procurement Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 6.

***South Carolina Aeronautics Commission: South Carolina Aeronautics Commission Airplane Purchase (Regular Session #7)***

Code Section 1-11-405 requires approval before an aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period. The South Carolina Aeronautics Commission ("Aeronautics") requested approval to purchase an aircraft to serve the transportation needs of state agencies, members of the General Assembly and executive branch personnel.

Aeronautics' existing fleet of aircraft consists of a 1990 King Air 350 and a 1983 King Air 90. While currently operational, Aeronautics has determined that these aircraft need to be replaced due to the increasing maintenance requirements and the age of the avionics (instrumentation). 2023 Proviso 118.19(B)(58) provides Aeronautics nonrecurring funding in an amount of \$10 million for aircraft replacement.

Aeronautics has not yet made an offer for a specific plane but has examined aircraft usage and determined the King Air type of aircraft best fits the day-to-day operations of the State. Market research indicates that the most efficient use of taxpayers' dollars would be to replace the 1990 King Air 350 with a 2017-2020 era King Air 350i, which can be purchased for approximately \$6.5 million. Upon receiving approval, Aeronautics intends to hire a qualified aircraft appraiser who will evaluate aircrafts available for purchase and confirm the value. The request for the initial acquisition was reviewed favorably by JBRC at its January 24, 2024 meeting.

After the first aircraft is purchased, the two existing aircraft will be sold and the proceeds of the sale, along with any money remaining from the purchase of the first aircraft, will be used to purchase a second aircraft. Aeronautics staff estimates that the sale of the two aircraft will bring \$3.5 to \$4.2 million. This will result in approximately \$7 million to purchase a second aircraft, type to be determined and made part of a future request to the State Fiscal Accountability Authority and Joint Bond Review Committee.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the South Carolina Aeronautics Commission to submit offers, make deposits, conduct due diligence and proceed with a purchase of an initial replacement aircraft.

Information relating to this matter has been retained in these files and is identified as Exhibit 7.

***Division of Procurement Services:***

***Request to Assign DHEC Procurement Certification to Successor Agencies***

***Department of Health and Environmental Control (DHEC) . terminating June 30, 2024***

***Department of Public Health (DPH)..... established July 1, 2024***

***Department of Environmental Services (DES)..... established July 1, 2024***

***(Regular Session #8)***

The S.C. Consolidated Procurement Code and ensuing Regulations (Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code §§11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements not under term contracts. On May 23, 2023, the Authority authorized procurement

Certification dollar limits for Department of Health and Environmental Control for three years ending May 23, 2026, as follows:

	<u><b>Certification \$ Limits</b></u>
Drugs, Biological for Human use; .....	12,000,000 per commitment*
Contraceptives, Biochemicals, And Biochemical Research	
All Other Supplies and Services <sup>1</sup> .....	3,000,000 per commitment*
Information Technology <sup>2</sup> .....	500,000 per commitment*
Construction Contract Award <sup>3</sup> .....	100,000 per commitment*

\* Total potential purchase commitment whether single year or multi-term contracts are used.

To support its mission, Department of Health and Environmental Control has 21 central procurement officers trained in the SC Procurement Code and agency purchasing procedures. The Agency currently has one of the largest purchasing volumes of any state agency issuing more than 5,000 purchase orders each year.

On May 19, 2023, Governor McMaster signed Senate Bill 399 / 2023 Act 60 into law. This Act dissolves Department of Health and Environmental Control and establishes two new successor agencies, Department of Public Health and Department of Environmental Services, effective July 1, 2024. The dissolution of Department of Health and Environmental Control and the creation of Department of Public Health and Department of Environmental Services will result in two large agencies with specialized and complex procurement requirements. For the two successor agencies to successfully execute their missions, they will require sufficient certification and staffing to meet their procurement needs on day one.

Per S.C. Code Ann. §11-35-1210, Department of Health and Environmental Control requested that the Authority authorize Department of Public Health and Department of Environmental Services to make direct procurements at the limits requested in item 4 below until May 23, 2026. Department of Health and Environmental Control has conducted an analysis of its recent relevant procurement activities to determine appropriate Certification

amounts for the successor agencies as shown in the attached Department of Health and Environmental Control Request to Assign Procurement Certification to Successor Agencies.

Department of Health and Environmental Control has recommended assigning current procurement staff to the successor agencies as shown in the attached Suggested Procurement Structure charts for each agency, based on their requisite knowledge, skills, and experience procuring the commodities and services specific to the new agencies. The recommended staff assignments ensure both of Department of Health and Environmental Control’s successor agencies have capable procurement staff as demonstrated by Department of Health and Environmental Control’s recent successful audit.

<sup>1</sup> Supplies and Services includes non-IT consulting services.  
<sup>2</sup> Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.  
<sup>3</sup> \$100,000 is the small procurement limit for construction. Up to this amount, the agency need only make a written request for written quotes and obtain three or more quotes.

Upon a motion by Senator Peeler, seconded by Mr. Loftis, the Authority authorized the Department of Public Health to make direct procurements at Department of Health and Environmental Control’s current limits, for the remainder of Department of Health and Environmental Control’s three-year term which expires on May 31, 2026:

	<b><u>Certification \$ Limits</u></b>
Drugs, Biological for Human use; .....	12,000,000 per commitment*
Contraceptives, Biochemicals, And Biochemical Research	
All Other Supplies and Services <sup>4</sup> .....	3,000,000 per commitment*
Information Technology <sup>5</sup> .....	500,000 per commitment*
Construction Contract Award <sup>6</sup> .....	100,000 per commitment*

\* Total potential purchase commitment whether single year or multi-term contracts are used.

The Authority authorized the Department of Environmental Services to make direct procurements at the following limits for the remainder of Department of Health and Environmental Control’s three-year term which expires on May 31, 2026:



	<u>Certification \$ Limits</u>
Supplies and Services <sup>4</sup> .....	1,500,000 per commitment*
Information Technology <sup>5</sup> .....	150,000 per commitment*

- Total potential purchase commitment whether single year or multi-term contracts are used.

Additionally, the Authority required the Department of Public Health and Department of Environmental Services to each take the following action:

Develop an internal Purchasing Card Manual and Procurement Procedures Manual, as required by SC Code Ann. §11-35-540(3), and submit both to Division of Procurement Services for approval by August 31, 2024.

<sup>4</sup> Supplies and Services includes non-IT consulting services.

<sup>5</sup> Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.

<sup>6</sup> \$100,000 is the small procurement limit for construction. Up to this amount, the agency need only make a written request for written quotes and obtain three or more quotes.

Information relating to this matter has been retained in these files and is identified as Exhibit 8.

***Division of Procurement Services: USC New Health Sciences Campus - Approval of Contract Duration (Regular Session #9)***

At its June 29, 2021, the State Fiscal Accountability Authority (Authority), per S.C. Code Ann. §11-35-2030, approved the University of South Carolina’s (USC) request to solicit proposals to design, build, operate, and maintain a new Health Sciences Campus that had the potential to exceed seven years. The Authority approved USC’s request on the condition that USC obtain the Authority’s approval for any actual duration exceeding seven years. USC now requested that the Authority approve a contract term of up to ten years.

Mr. Loftis asked if the University thinks that the use of design, build, operate, and maintain would lessen the number of bidders as opposed to using design build. Derek Gruner, University Architect, appeared before the Authority on this matter. Mr. Gruner stated that the vendor for the operations and maintenance was procured at the same time as the design, build vendor. He said the competition was open to anyone who wanted to respond to the solicitation.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority, under

authority of SC Consolidated Procurement Code Section 11-35-2030, approved USC's request for a contract duration up to ten years for the design, build, operation, and maintenance of the Health Sciences Campus State Project: H27-6139-CB, as recommended by the Division of Procurement Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 9.

***(Regular Session Item #10)***

Regular Session item numbered 10 was withdrawn prior to this meeting.

***South Carolina Department of Commerce: Not Exceeding \$111,000,000 State General Obligation Economic Development Bonds of the State of South Carolina (Regular Session Item #11)***

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$111,000,000 State General Obligation Economic Development Bonds of the State of South Carolina for Project Agave.

This project consists of a second facility for the production of electric vehicle batteries that is separate from the facility financed by a previous authorization of State General Obligation Economic Development Bonds for a common or related entity of the project sponsor.

Additionally, the Resolution amends four prior resolutions to provide that no additional State General Obligation Economic Development Bonds authorized by those prior resolutions may be issued. This action is being taken because the Department of Commerce has advised that no additional bonds authorized by those prior resolutions are required for issuance since all sums required for those items of Infrastructure have been met or are no longer required. For further information see section 10.13 of the attached resolution.

Upon a motion by Senator Peeler, seconded by Mr. Loftis, the Authority adopted the Resolution making provision for issuance and sale of not exceeding \$111,000,000 General State Economic Development bonds of the State of South Carolina for Project Agave.

Information relating to this matter has been retained in these files and is identified as Exhibit 11.

***University of South Carolina: Not Exceeding \$102,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), of the State of South Carolina (Regular Session Item #12)***

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$102,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), of the State of South Carolina.

The proceeds of the bonds will defray the costs to: (i) to construct, improve, and furnish a new Health Sciences Campus in the Bull Street District of downtown Columbia, South Carolina, to include research and educational facilities, and related improvements and infrastructure throughout the new Health Sciences Campus; (ii) to reimburse the University for expenses incurred in anticipation of the issuance of such State Institution Bonds; and (iii) to pay for expenses related to the issuance of such State Institution Bonds.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$102,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), of the State of South Carolina.

Information relating to this matter has been retained in these files and is identified as Exhibit 12.

***Executive Director: Housing Allowance South Carolina State University's President (Regular Session Item #13)***

The Agency Head Salary Commission reviewed and recommended approval of the request from the South Carolina State University Board of Trustees to pay the University's President a housing allowance of \$40,000.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the request from the South Carolina State University Board of Trustees to pay the University's President a housing allowance of \$40,000, as recommended by the Agency Head Salary Commission.

Information relating to this matter has been retained in these files and is identified as Exhibit 13.

***Executive Director: Annual Report of State Housing Tax Credits (Regular Session Item #14)***

Section 12-6-3795(C)(4) of the South Carolina Code of Laws provides that the State Housing Finance and Development Authority must furnish no later than January 31 of each year an annual report of South Carolina housing tax credits allocated pursuant to this section, which must include for the preceding calendar year the total amount of tax credits allocated. The annual report must be furnished to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the House Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority. The State Housing Finance and Development Authority provided its report for calendar year 2023 on January 31, 2024.

Upon a motion by Mr. Gaines, seconded by Mr. Loftis, the Authority agreed to receive as information the Annual Report of State Housing Tax Credits from the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 14.

***Executive Director: Revenue Bonds (State Housing Finance and Development Authority) (Regular Session Item #15)***

The required review on the following proposal to issue revenue bonds has been completed with satisfactory results. The project required approval under State law.

- a. Issuing Authority: State Housing Finance and Development Authority
- Amount of Issue: N/E \$20,000,000 Multifamily Housing Revenue Bonds
- Allocation Needed: \$20,000,000 of ceiling allocation carryforward will be used
- Name of Project: Settlement Manor Apartments
- Employment Impact: n/a
- Project Description: finance the acquisition, construction and equipping of approximately 120-unit multifamily affordable housing development located in the city of Greenville, Greenville County, South Carolina, to be known as Settlement Manor Apartments.
- Bond Counsel: Emily Zackon, Parker Poe Adams & Bernstein LLP

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority adopted the resolution approving the referenced proposal to issue revenue bonds for the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 15.

***State Fiscal Accountability Authority: Future Meeting (Regular Session Item #16)***

Upon a motion by Mr. Gaines, seconded by Mr. Loftis, the Authority agreed to meet at 2:00 p.m. on Tuesday, June 18, 2024, in Room 252, Edgar A. Brown Building.

***Adjournment***

Mr. Loftis acknowledged the staff for the work they do in pulling the agenda together. Governor McMaster commented that the ease with which the members go through the agenda reflects that a lot of work has been put into it.

Representative Bannister stated that he wanted the record to reflect that he voted “aye” on all the items.

The meeting was adjourned at 9:43 a.m.

[Secretary’s Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted near the Board Secretary’s office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 2:00 p.m. on Friday, March 22, 2024 and reposted at 8:30 a.m. on Monday March 25, 2024.]