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**Meeting Minutes**

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Present: Feaster, Alsko, Dallas, Gough, Mantua, Murray, Sulka  
Absent: Panu, Rodriguez, Willis, Sommerville  
Staff: O’Toole, Stone  
Guests: Mike Levine, David Nelems, Blakely Williams, John Fleming, Kurt Taylor, Frank Turano,  
Michael Matthews, Joe Fragale, Jessica Sferlazo, Eric Sommerville

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Chair Feaster called the meeting to order at 2:03 pm.

Chair Feaster entertained a motion to enter executive session to review the confidential project list; product development; and development contracts; Sulka moved; Murray seconded; approved unanimously; the Board entered executive session at 2:05 pm.

Chair Feaster entertained a motion to exit executive sessions; Sulka moved; Murray seconded; The Board exited executive session at 3:04 pm. No motions or votes were taken in executive session. Public session followed.

Chair Feaster entertained a motion to approve minutes; Murray moved; Dallas seconded; approved unanimously.

BCEDC has been awarded a 2020 \$200,000 SC Department of Commerce grant for road repaving at the Beaufort Commerce Park. The total scope of work will be approximately \$310,000 and will include a \$50,000 Utility Tax Credit from Dominion Energy as well as City of Beaufort funds. This grant to repave roads will allow EDC to prepare for incoming investments at the park.

BCEDC is in the process of using a 2018 \$200,000 SC Department of Commerce grant for the construction of a building pad at Lot 13 of the Beaufort Commerce Park. The building pad will be 25,000 sq. ft. expandable to 50,000 sq. ft. and is currently being designed by Andrews Engineering of Beaufort.

Lowcountry Fresh Market and Café hosted their ground breaking ceremony. The project will account for a \$5.83 million investment, 44 new jobs at an average annual compensation of \$42,697 and a \$27 million impact over the next five years. Burnt Church Distillery and the Bluffton Centre are continuing to move forward with their project construction in Bluffton and Lot 9 Brewing hosted a grant opening ceremony in Bluffton.

The BCEDC currently has 185 leads and has seen many prospect companies bullish on Beaufort. One project, Project Pastry, designs and manufactures high grade refrigerators for the pharmaceutical industry. They currently have two lease offers on buildings in Bluffton. Another project, Project Cloud, is continuing to move forward and is in negotiations on a piece of land adjacent to Hilton Head Island Airport. Other projects include Magnus Development Corporation moving forward with a 64,000 sq. ft. speculative building at the Beaufort Commerce Park as well as Project Garden, a New Jersey manufacturer that is looking to purchase 3 acres at the Beaufort Commerce Park. The purchase agreement for Project Garden will be brought to City of Beaufort for 1<sup>st</sup> reading on July 21<sup>st</sup>. The company has also contracted with Ward Edwards and is currently crafting their site plan for the site. The Myrtle Park project, 60,000 sq. ft. to be constructed in Bluffton, is currently working its way through the County’s planning department.

Magnus Development Corporation is investing \$4.5 million in a 64,000 sq. ft. speculative building at the Beaufort Commerce Park. The Beaufort County Economic Development Corporation would provide a \$250,000 incentive to assist with site work as well as cover the unleased portion of the building for up to five years from substantial completion of the facility. Chair Feaster entertained a motion to show consensus with the concept of the development agreement between BCEDC and Magnus Development Corporation. Final draft of the development agreement to come back to the BCEDC board for final approval. Gough moved; Sulka seconded; approved unanimously.

O'Toole provided an update on 2019-2020 budget and 2020-2021 budget.

BCEDC reviewed 2021 goals with board and received general concurrence of the metrics set.

Fleming provided an SCA update. Site visits, capital investment, jobs have been relatively maintained in comparison to last year.

The subject company within 'Project Garden' will purchase 3 acres at Lot 15 and obtain an option on an adjacent 3 acres at Lot 13. The company will plan to construct 15,000 sq. ft., create 27 new jobs, and invest \$3.1 million. The BCEDC board reviewed the draft purchase agreement between 'Project Garden' and the City of Beaufort. Murray recommended adding the use of the purchased acreage and option acreage as manufacturing or manufacturing support. The option acreage should also have clawbacks tied to it similar to the purchased acreage. Chair Feaster entertains a motion to support Project Garden as it goes in front of City of Beaufort for approval of the 1<sup>st</sup> reading of the purchase agreement. Sulka moved, Dallas seconded. Approved unanimously.

There is currently one board member vacancy. BCEDC is to work with board to identify an individual with a complimentary skillset that would be an appropriate addition.

The meeting was adjourned at 4:01 pm.