

**Beaufort County Economic Development Corporation
November 17th – Regular Meeting – 2:00 pm
Technical College of the Lowcountry, New River Campus
100 Community College Drive, Bluffton, SC**

Meeting Minutes

Present: Feaster, Alsko, Mantua, Rodriguez, Sulka, Shelton, Hall (Designee for Gough), Herrin (Designee for Panu)
Absent: Dallas, Gough, Murray, Fobes, Panu, Sommerville
Staff: O’Toole, Stone
Guests: Amundson, Brown, Fleming, Forster, Fragale, Greenway, Howard, Richland, Roache, Somerville

Chair Feaster called the meeting to order at 2:00 pm.

Chair Feaster entertained a motion to enter executive session to review the confidential projects; Shelton moved; Sulka seconded; approved unanimously; the Board entered executive session at 2:03 pm.

Chair Feaster entertained a motion to exit executive session; Sulka moved; Mantua seconded; The Board exited executive session at 2:34 pm. No motions or votes were taken in executive session. Public session followed.

Chair Feaster entertained a motion to approve September 15th minutes, Sulka moved; Shelton seconded; approved unanimously.

O’Toole reviewed the BCEDC’s 2022-2023 operating budget. The BCEDC expects the lead generation item to be overspent on the amount budgeted. Overall, the BCEDC is underbudget. Chair Feaster entertained a motion to accept the budget as proposed; Sulka moved; Mantua seconded; approved unanimously.

O’Toole reviewed the BCEDC job & site fund budget. The BCEDC has funds designated to spur the 2nd Magnus spec development (BCP#2) - \$135,000 in site funds and \$150,000 in wetland mitigation. The BCEDC also will escrow \$300,000 in order to back up any carrying costs that the BCEDC is liable for on BCP#2. The BCEDC expects to have excess job & site funds available due to BCP#1 being 100% leased – meaning that the BCEDC will not be liable for carrying costs that are currently budgeted for that development. Chair Feaster entertained a motion to accept the budget as proposed; Sulka moved; Shelton seconded; approved unanimously. After the vote Mayor Sulka requested that the minutes reflect that the County Administrator Eric Greenway indicated that the County considers that the funds used in the job & site fund account are a revolving fund.

Ross Taylor CEO of Seaside Grown presented on the growth of Seaside Grown and Seaside Farms. Seaside Grown is currently working with companies such as Aramark Hospitality, Shuckin Shack, Antonio Carlo, and Vicious Biscuits. With the expected growth, Seaside Grown is working with the BCEDC and SCMEP to look at bottling line upgrades at their St Helena facility. The BCEDC is also working with Seaside Grown to conduct an economic analysis through Clemson University on the total economic impact of Seaside Grown and Seaside Farm.

Chair Feaster entertained a motion for the BCEDC to partner with Blacquity and approve a \$75,000 grant; with the contingency that prior to providing the funding that a performance agreement will be executed with Executive Director on measurables, metrics, and deliverables; Sulka moved; Mantua seconded.

Under new business, the BCEDC's Economic 'Converge' Summit has been scheduled for January 30th, 2023. The BCEDC's next meeting will be January 19th, 2023. This will be a strategic planning session to be hosted at Palmetto Electric's Community Room at Hardeeville.

John Fleming provided an update on SCA activity. SCA recently completed a joint trade mission to Toronto with BCEDC and a mission with SCDOC to Spain. SCA is assisting the BCEDC with the Lobeco site. The Phase 1 and wetland delineation has been completed at Lobeco and the BCEDC is working with GEL to get a cost on the Phase 2 and VCC. SCA is also providing assistance with crafting an RFP for due diligence work at the Yemassee Chilton Site in order to receive Palmetto Sites Certification.

The meeting was adjourned at 3:42 pm.