

**LOWCOUNTRY COUNCIL OF GOVERNMENTS  
BOARD OF DIRECTORS MEETING**

August 25, 2011

6:30 p.m.

**MINUTES**

**PRESENT:**

**ABSENT:**

**BEAUFORT COUNTY:**

Gerald Dawson  
Bill Ferguson  
Brian Flewelling  
Herbert Glaze  
Mary Beth Heyward  
Bill McBride  
Joseph McDomick  
James Outlaw  
Jerry Stewart  
Lisa Sulka

Donnie Beer (Proxy to B. Flewelling)  
George Williams (Proxy to B. Phillips)

**COLLETON COUNTY:**

Esther Black  
Joseph Flowers  
Larry (Babe) Hutto  
Gene Whetsel  
Bill Young

Evon Robinson (Proxy to E. Black)

**HAMPTON COUNTY:**

Frankie Bennett  
Charles Boyles  
J. L. Goodwin  
Pete Hagood  
Buddy Phillips  
Nat Shaffer

**JASPER COUNTY:**

LeRoy Blackshear  
Sherry Carroll  
Gary Hodges  
Henry Lawton  
Gwen Smith

**GUESTS:**

City of Hardeeville Councilman Sal Arzillo, City of Beaufort Mayor Billy Keyserling,  
Beaufort County Councilman Paul Sommerville

**STAFF:**

Chris Bickley, Michelle Knight, Ginnie Kozak, Jonathan Sherwood, Sherry Smith, Carol  
Stonebraker

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Chairman Buddy Phillips called the August 25, 2011 Lowcountry Council of Governments regular board meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Gerald Dawson gave the invocation. Introduction of guests and staff followed. Chairman Phillips welcomed City of Beaufort Mayor Billy Keyserling, who represented Donnie Beer at the meeting. Minutes of the June 23, 2011 meeting were unanimously approved on motion by Joe Flowers with a second from Mary Beth Heyward. Proxies presented by the Executive Director

included Donnie Beer to Brian Flewelling, Evon Robinson to Esther Black and George Williams to the Chair. All were general proxies. The meeting proceeded after determining a quorum was present.

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Chairman Phillips installed new 2011-2012 Board Officers: Chairman Bill Young, Colleton County; Vice-Chairman Herbert Glaze, Beaufort County; Secretary Gwen Johnson Smith, Jasper County and Treasurer Lloyd (Tootie) Griffith, Hampton County. The Chairman congratulated 2011-2012 Executive Committee members Bill McBride, Joe Flowers, Charles Boyles and Gary Hodges from Beaufort, Colleton, Hampton and Jasper County respectively. Chairman Phillips turned the gavel over to Chairman Young, who in turn presented the outgoing Chairman's plaque to Buddy Phillips noting his pleasure that they had known each other 45 years. He thanked Chairman Phillips for his service to the COG as Chairman.

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Chairman Young called for Presentations and recognized Ginnie Kozak to present *Implementing the MCAS Beaufort JLUS Plan through Partnerships—A National Role Model*. Copies of the PowerPoint presentation were in meeting packets. Ginnie recently presented at the invitation of the Department of Defense (DOD) at its Sustaining Military Readiness Conference in Nashville. She began by saying the ten-year combined efforts of Beaufort County, City of Beaufort, Town of Port Royal, Marine Corps Air Station Beaufort and LCOG was receiving national attention and being held by DOD as a model for similar projects. The local military facilities are of enormous economic importance to the region, and the willingness of interested parties to work together has been key to success. Ginnie gave a brief overview of the Joint Land Use Study (JLUS), Air Installation Compatibility Use Zones (AICUZ) and the Transfer of Development Rights (TDR) program and implementation and management of the plans. TDR users must follow jurisdictional requirements, and TDR may not be used to promote unsound development. Ginnie said that other TDR planning projects could be of value throughout the region. Brief discussion followed.

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Chairman Young recognized Chris Bickley and Michelle Knight to conduct the Lowcountry Regional Development Corporation's (LRDC) Annual Meeting. A summary was in meeting packets. Chris Bickley gave introductory remarks about LRDC, which is the COG's 501(c) 6 non-profit certified development corporation. LCOG Board Members serve as LRDC Board of Directors and officers are the same on both boards. The COG's Executive Director is the LRDC Managing Agent, and its Community & Economic Director serves as LRDC Recording Secretary. Michelle Knight spoke about LRDC's mission to further economic development in the Lowcountry and said that LRDC's mission, as stated in its By-laws, is to help grow and develop business concerns and promote and assist housing development. Since her involvement in the program, focus has been on economic development and growing jobs in the region. LRDC has primarily met its goals through building projects with landlord/tenant agreements where it acts as conduit for private industry and units of local governments to be able to work together on financial packages and get buildings up and ready where businesses can locate and create jobs for the region. LRDC does not try to earn money. It is audited distinctly from the COG and meets all non-profit tax filing requirements.

Michelle said the Le Creuset expansion in Hampton County and Armor Chassis development (Cypress Ridge Industrial Park) in Jasper County were the largest LRDC projects. She reviewed current projects including the Parish Market in Beaufort County, Colleton County spec building, a Walterboro-Colleton County Airport Commission (W-CCAC) property, Hampton County/Estill spec building, Palm Key in Jasper County and Year Round Pools, which

is also in Jasper County. LRDC expects to soon collect \$100K on the Parish Market project, and those funds will be used to establish a new revolving loan fund that LRDC will operate. The Colleton County Spec Building lease with Carolina Textile Recycling will be up for renewal in 2016, when renewal options will end with possibility of ownership conversion. The W-CCAC project should close soon. The Hampton County Spec Building in Estill is vacant, has had several tenants, and is being marketed by Hampton County development officials. Year-Round Pools in Jasper County is a lease/tenant arrangement. One other Jasper County project resulted in an agreement with SCDOT that the county could retain approximately \$140K from the Palm Key infrastructure project payout to be used for another qualifying economic development project in the county. LRDC holds those funds in escrow. A project planned for the funds did not meet requirements, and efforts to develop another project are underway. Chairman Young called for questions and there were none.

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With no Old Business brought forward, Chairman Young addressed New Business and recognized Ginnie Kozak to report on the Transportation Committee meeting held August 18. A list of Guideshare projects was in meeting packets. Ginnie reviewed the information noting it provided administrative details, and new projects for approval would come before the Board at its next meeting. Page one of the handout was color-coded with yellow indicating projects approved by the Board that are to remain on the list and green showing some much smaller projects approved about two years ago that were being removed from the list because SCDOT has paid for them. Those funds can be reallocated. Page two lists remaining projects. Ginnie requested a resolution by the Board that it agreed the projects highlighted in green would be removed from the STIP list. Joe Flowers moved to adopt a resolution as stated, and Joe McDomick seconded the motion. Ginnie confirmed that removing the projects would not affect priority of those remaining. The motion unanimously carried. (A copy of the Guideshare list is attached.)

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Sherry Smith was recognized for the June and July Finance Reports. Copies were in meeting packets. Sherry said the June report is in draft status pending the COG's annual audit that will soon take place. Operations ended on budget as did Title IX, which shows an expected negative due to writing off some old loans. There was no change in the Building Project, and after audit, it is expected to show a loss due to financial reporting as explained at the previous meeting. Accounts Receivable are higher, which is typical for fiscal year end due to reporting requirements.

Sherry reviewed the July report. Operations and Title IX were at break even. Accounts Receivable was higher than typical because funds due from the State in July did not arrive until August 1<sup>st</sup> and could not be posted to the July report. Receivables should return to normal over the next few months. There were no questions.

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Michelle Knight was recognized for the Community & Economic Development Report. Michelle submitted the report as written. She reported that seven projects were submitted during the spring funding round of which six were awarded. Four applications were submitted in the fall round that ended the previous week. Chairman Young called for questions and there were none.

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Chris Bickley was recognized for the Director's Report. Copies of the report were in meeting packets and submitted as written. Chris drew attention to other items. The unemployment chart/rates are of much concern. Draft copies of an updated Board Roster were distributed for review. Chris said the City of Beaufort will name a replacement for Donnie Beer, and Colleton

County will replace Vic Nettles, who has resigned from the Board. He asked that Jasper County fill a vacancy on the Transportation Committee, and LeRoy Blackshear was selected on recommendation of Gary Hodges with agreement by all Jasper County Board Members. New Traffic Count Maps based on 2010 Census data were posted in the LCOG Board Room.

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There were no comments during Council Time, and with no additional business to address, and on motion duly made, seconded and approved, the Chairman adjourned the meeting at 7:10 p.m. Copies of the agenda were distributed prior to the meeting. A notice of the meeting was posted on the LCOG bulletin board at least twenty-four hours prior to the meeting.

Respectfully submitted,

L. Chriswell Bickley, Jr.  
Executive Director

Attachments

# LOWCOUNTRY COG FINANCIAL STATEMENT

(COST IN THOUSANDS)

Approved by Lowcountry COG Board April 28, 2011

| PIN #                 | COUNTY      | GUIDESHARE PROJECTS   | FY<br>2009 | FY<br>2010 | FY<br>2011 | FY<br>2012         | FY<br>2013 | FY<br>2014 | FY<br>2015 | TIP<br>COST<br>(2007-2015) | REMAINING<br>COST<br>(2013+) | FUNDING |
|-----------------------|-------------|---|------------|------------|------------|--------------------|------------|------------|------------|----------------------------|------------------------------|---------|
| 110041                | JASPER      | US 17 (SC 170 TO GA STATE LINE)   |            | P          |            | <del>1,500 R</del> |            |            |            | \$1,500                    |                              |         |
|                       | BEAUFORT    | INTERSECTION OF US 21 @ SC 116  |            |            | 3 P,C      |                    |            |            |            | \$3                        |                              |         |
|                       | BEAUFORT    | INTERSECTION OF US 21 @ S-36<br>(MERIDIAN ROAD)                                 |            |            | 1 P,C      |                    |            |            |            | \$1                        |                              |         |
|                       | BEAUFORT    | INTERSECTION OF US 21 @ S-6 (BAY ST)  |            |            | 5 P,C      |                    |            |            |            | \$5                        |                              |         |
|                       | BEAUFORT    | INTERSECTION OF SC 46 (MAY RIVER RD)<br>@ S-29 (BUCK ISLAND RD)                 |            |            | 500 P      | 500 R              | 500 C      |            |            | \$1,500                    |                              |         |
|                       | COLLETON    | INTERSECTION OF SC 64 (BELLS HWY) @<br>S-867 (EVERGREEN LN)                     |            |            | 5 P,C      |                    |            |            |            | \$5                        |                              |         |
|                       | HAMPTON     | INTERSECTION OF US 278 (ELM ST) @<br>S-195 (FIRST ST WEST) IN TOWN OF HAMPTON   |            |            | 5 P,C      |                    |            |            |            | \$5                        |                              |         |
|                       | BEAUFORT    | INTERSECTION OF US 21 @ SC 280  |            |            | 50 P       | 100 R<br>250 C     |            |            |            | \$400                      |                              |         |
|                       | JASPER      | INTERSECTION OF US 17 @ SC 46 IN THE<br>TOWN OF HARDEEVILLE                     |            |            | 3 P,C      |                    |            |            |            | \$3                        |                              |         |
|                       | JASPER      | INTERSECTION OF US 17 @ SC336<br>IN THE TOWN OF RIDGELAND                       |            |            | 50 P       |                    |            |            |            |                            |                              |         |
|                       | HAMPTON     | SC 68 FROM ENTRANCE TO INDUSTRIAL PARK<br>TO 0.5 MI WEST OF S-65 (RIDGE CUT RD) |            |            | 500 P      |                    | 4,500 C    | 4,500 C    |            | \$9,500                    |                              |         |
|                       | REGION WIDE | REGIONAL TRAVEL DEMAND MODEL  |            |            |            | 100 PL             |            |            |            |                            |                              |         |
|                       |             | DEBT SERVICE  | 1,723      | 1,641      | 1,960      | 1,900              | 1,634      | 1,618      | 1,602      | \$10,355                   |                              |         |
| GUIDESHARE SUBTOTALS  |             |   | \$1,723    | \$1,641    | \$3,082    | \$2,850            | \$6,634    | \$6,118    | \$1,602    | \$21,927                   |                              |         |
|                       |             |   |            |            |            |                    |            |            |            |                            |                              |         |
| GUIDESHARE ALLOCATION |             |   | 5,072      | 5,072      | 8,744      | 8,744              | 8,744      | 8,744      | 8,744      | \$48,792                   |                              |         |
| CARRYOVER AVAILABLE   |             |   | 68         | 3,417      | 6,848      | 12,510             | 18,404     | 20,514     | 23,140     | \$3,417                    |                              |         |
| GUIDESHARE SUBTOTALS  |             |   | (1,723)    | (1,641)    | (3,082)    | (2,850)            | (6,634)    | (6,118)    | (1,602)    | (\$21,927)                 |                              |         |
| BALANCE               |             |   | 3,417      | 6,848      | 12,510     | 18,404             | 20,514     | 23,140     | 30,282     | 30,282                     |                              |         |

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(COST IN THOUSANDS)

Approved by Lowcountry COG Board April 28, 2011

| PIN #                        | COUNTY      | GUIDESHARE PROJECTS  | FY<br>2009     | FY<br>2010     | FY<br>2011     | FY<br>2012     | FY<br>2013      | FY<br>2014     | FY<br>2015     | TIP<br>COST<br>(2007-2015) | REMAINING<br>COST<br>(2013+) | FUNDING |
|------------------------------|-------------|--|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|----------------------------|------------------------------|---------|
|                              | BEAUFORT    | INTERSECTION OF SC 46 (MAY RIVER RD)<br>@ S-29 (BUCK ISLAND RD)                |                |                | 500 P          | 500 R          | 500 C           |                |                | \$1,500                    |                              |         |
|                              | BEAUFORT    | INTERSECTION OF US 21 @ SC 280   |                |                | 50 P           | 100 R<br>250 C |                 |                |                | \$400                      |                              |         |
|                              | HAMPTON     | SC 68 FROM ENTRANCE TO INDUSTRIAL PARK<br>TO 0.5 MI WEST OF S-65 (RIDGECUT RD) |                |                | 500 P          |                | 9,000 C         |                |                | \$9,500                    |                              |         |
|                              | JASPER      | INTERSECTION OF US 17 @ SC 336<br>IN THE TOWN OF RIDGELAND                     |                |                | 50 P           |                |                 |                |                | \$50                       |                              |         |
|                              | REGION WIDE | REGIONAL TRAVEL DEMAND MODEL   |                |                |                | 100 PL         |                 |                |                | \$100                      |                              |         |
|                              |             | DEBT SERVICE   | 1,723          | 1,641          | 1,960          | 1,900          | 1,634           | 1,618          | 1,602          | \$10,355                   |                              |         |
| <b>GUIDESHARE SUBTOTALS</b>  |             |  | <b>\$1,723</b> | <b>\$1,641</b> | <b>\$3,060</b> | <b>\$2,850</b> | <b>\$11,134</b> | <b>\$1,618</b> | <b>\$1,602</b> | <b>\$21,905</b>            |                              |         |
|                              |             |  |                |                |                |                |                 |                |                |                            |                              |         |
| <b>GUIDESHARE ALLOCATION</b> |             |  | 5,072          | 5,072          | 8,744          | 8,744          | 8,744           | 8,744          | 8,744          | \$48,792                   |                              |         |
| <b>CARRYOVER AVAILABLE</b>   |             |  | 68             | 3,417          | 6,848          | 12,532         | 18,426          | 16,036         | 23,162         | \$3,417                    |                              |         |
| <b>GUIDESHARE SUBTOTALS</b>  |             |  | (1,723)        | (1,641)        | (3,060)        | (2,850)        | (11,134)        | (1,618)        | (1,602)        | (\$21,905)                 |                              |         |
| <b>BALANCE</b>               |             |  | 3,417          | 6,848          | 12,532         | 18,426         | 16,036          | 23,162         | 30,304         | 30,304                     |                              |         |