

Herb Sass, Chair  
Joe Boykin  
Henry Darby  
Jenny Costa Honeycutt  
Larry Kobrovsky  
Kylon Jerome Middleton  
Brantley Moody  
Teddie Pryor  
Robert L Wehrman



Finance Committee Agenda  
January 26, 2023 at 5:00 PM  
4045 Bridge View Drive, North Charleston, SC 29405

- 1 MINUTES OF DECEMBER 16, 2022, JANUARY 3, AND JANUARY 12, 2023**
- 2 RESOLUTIONS**
  - 2A Human Trafficking Awareness Month - Request to Adopt**
  - 2B Medicolegal Death Investigator Week - Request to Adopt**
  - 2C Black History Month - Request to Adopt**
- 3 CONSENT AGENDA**
  - 3A Conquest Avenue Paving Project TST - Award of Contract**
  - 3B State Opioid Response Grant - Narcan Kits and Test Strips (SOR23-IN-HR-CHA) - Request to Accept**
- 4 RECOMMENDATIONS OF HUMAN RESOURCES COMMITTEE**
  - 4A Revision to Personnel Procedure Pay Plan 5.20 - Request to Approve**
- 5 ARPA INITIATIVES**
  - 5A Microbusiness Pandemic Grant 1a - Request to Approve**
  - 5B Non-Profit Pandemic Relief Grant Award - Request to Approve**
  - 5C Gap Financing and Infill Development - Request to Approve**
- 6 PUBLIC SERVICES ITEMS**
  - 6A Mark Clark Completion - Presentation**

**CHARLESTON COUNTY COUNCIL**

**MEMORANDUM**

**TO: Members of Finance Committee**

**FROM: Kristen L. Salisbury, Clerk of Council**

**DATE: January 18, 2023**

**SUBJECT: Minutes of December 16, 2022, January 3 & 12, 2023**

At the Finance Committee of January 26, 2023, the draft minutes of December 16, 2022, and January 3 & 12, 2023, will be presented for approval.



**A RESOLUTION OF CHARLESTON COUNTY COUNCIL  
FOR HUMAN TRAFFICKING AWARENESS MONTH**

**WHEREAS**, human trafficking is a crime against humanity that negatively impacts millions of lives worldwide, including throughout the United States and South Carolina; and

**WHEREAS**, victims of human trafficking, including children, adolescents, and adults, face unimaginable hardships including the loss of their dignity, freedom, and basic rights to commercial sexual exploitation, debt bondage, involuntary servitude, forced labor and other forms of modern day slavery; and

**WHEREAS**, Charleston County is committed to promoting the well-being of all of its residents by protecting the vulnerable through prevention education and awareness as well as continued efforts to support victims, investigate cases, and prosecute traffickers; and

**WHEREAS**, Charleston County is committed to partnering with regional and national allies to strengthen our efforts toward the elimination of human trafficking and its traumatic impact on our communities; and

**WHEREAS**, the Tri-County Human Trafficking task force has worked to support the efforts of our regional stakeholders, including our law enforcement partners and community advocates, through the promotion of their collective effort to combat this crime; and

This year's observance of human trafficking awareness month calls attention to Charleston County's commitment to individual freedoms and the illumination of human trafficking in all its oppressive forms.

**NOW, THEREFORE BE IT RESOLVED, CHARLESTON COUNTY COUNCIL** does hereby proclaim the month of January to be

**HUMAN TRAFFICKING AWARENESS MONTH**

in Charleston County, South Carolina and throughout the state and encourage all Charleston County residence to recognize the vital role each person has in the prevention of human trafficking as well as the power of our collective effort and ending this crime in our communities.

**CHARLESTON COUNTY COUNCIL**

**Herbert R. Sass, III, Chairman  
January 31, 2023**

## Charleston County Council

## Memorandum

To: Finance Committee  
From: Kristen Salisbury, Clerk of Council  
Date: January 20, 2023  
Subject: Medicolegal Death Investigator Week

At the Finance Committee of January 26, 2023, a resolution proclaiming January 27-February 2, 2023, Medicolegal Death Investigator Week in Charleston County will be presented for adoption. Coroner Bobbi Jo O'Neal and her staff will attend the County Council meeting of January 31, 2023, to accept the resolution.

Charleston County Council

Memorandum

To: Finance Committee  
From: Kristen Salisbury, Clerk of Council  
Date: January 24, 2023  
Subject: Black History Month Resolution

At the Finance Committee of January 26, 2023, a resolution proclaiming the month of February 2023 Black History Month in Charleston County will be presented for adoption

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Barrett J. Tolbert **Dept.:** Procurement  
**Subject:** Conquest Avenue Paving Project TST  
**Request:** Award of Contract  
**Committee:** Finance Committee **Date:** January 26, 2023

Department	Approver
Deputy County Administrator	Corine Altenhein
Public Works	Eric Adams
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**

Funds are available in Transportation Sales Tax Fund.

**Funding:** Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	TE0310003	64842		\$352,712.50

**Situation:**

The Conquest Avenue Paving project, located in the Town of Sullivan Island, shall consist of paving approximately 750 LF of the existing earth road with pervious pavement. The project spans along Conquest Avenue between Middle Street and Station 9 Street. The work shall include, but is not limited to, the installation of pervious pavement, drainage improvements, grading and sediment and erosion control measures.

Bids were received in accordance with the terms and conditions of Invitation for Bid No. 5791-23C. The mandatory Small Business Enterprise (SBE) requirement for this solicitation is 12.2% and the Minority Women Disadvantaged Business Enterprise (MWDBE) goal is 25%.

Bidder	Total Bid Price	SBE %	MWDBE %
Truluck Roadway Services, LLC Charleston, South Carolina 29416 Principal: Chris Truluck	\$352,712.50	95.7%	95.1%
Truluck Construction, Inc. Charleston, South Carolina 29407 Principal: Charles Truluck, Jr.	\$417,897.00	20%	20%

**Department Head Recommendation:**

Authorize award of contract for the Conquest Avenue Paving project to Truluck Roadway Services, LLC. the lowest responsive and responsible bidder, in the amount of \$352,712.50, with the understanding that the funds are available in the Transportation Sales Tax Fund.

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Chanda D. Funcell **Dept.:** DAODAS  
**Subject:** State Opioid Response Grant - Narcan Kits and Test Strips (SOR23-IN-HR-CHA)  
**Request:** Request to Accept  
**Committee:** Finance Committee **Date:** January 26, 2023

Department	Approver
Acting Deputy County Administrator	Chanda D. Funcell
Grants	Mack Gile
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**  
 No match required.

**Funding:** Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

**Situation:**

The federal Substance Abuse and Mental Health Services Administration (SAMHSA) has notified all State Opioid Response (SOR) grantees that the use of SOR funds for the purchase and distribution of Narcan kits and Fentanyl Test Strips (FTS) is an allowable activity with federal funding. South Carolina uses this strategy in our current overdose prevent initiatives through the Overdose Education and Naloxone Distribution (OEND) Program.

South Carolina Department of Alcohol and Other Drug Abuse Services (SC DAODAS) has awarded DAODAS \$17,000, which includes: \$12,000 of federal and \$5,000 of state dollars. These funds are required to be invoiced monthly for costs related to the purchase and distribution of Narcan and FTS and to host outreach events to bring awareness to overdose related deaths.

In addition, SC DAODAS will provide up 1,360 units of SOR funded Narcan, which will be considered the "Initial Supply". Should the Initial Supply be fully distributed, SC DAODAS may provide an additional 200 units of State funded Narcan.

**Department Head Recommendation:**

Authorize the acceptance of the award in the amount of \$17,000 from SC DAODAS for support of Narcan and FTS distribution and to host outreach events with the understanding that:

- Once the funds have been accepted, the budget management and monthly reporting become the responsibility of DAODAS.
- No Match required



- Award period January 1, 2023 through September 29, 2023.

Charleston County Council

Memorandum

To: Finance Committee  
From: Kristen Salisbury, Clerk of Council  
Date: January 20, 2023  
Subject: Revision to Personnel Procedure Pay Plan 5.20

At the Finance Committee of January 26, 2023, the Finance Committee will consider any recommendations made by the Human Resources Special Committee regarding revisions to the Personnel Policies and Procedures.

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Patricia Holden **Dept.:** Human Resources  
**Subject:** Revision to Personnel Procedure Pay Plan  
 5.20  
**Request:** Request to Approve  
**Committee:** Human Resources Committee **Date:** January 26, 2023

Department	Approver
Deputy County Administrator	Corine Altenhein
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill L. Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**  
 Fiscal impact being calculated by Budget Department

**Funding:** Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

**Situation:**  
 Currently the Personnel Policies Pay Plan Procedure 5.20 allows each full time employee the opportunity for a pay increase upon their anniversary in each year except years two and four. It is the County's goal to recruit talented individuals and to retain our current staff. Not allowing for pay increases upon an employee's second and fourth anniversaries has become a deterrent in recruiting. Moreover, we have lost talented employees because they were not eligible for pay increases upon their second and fourth anniversaries. We need to make every effort to provide the needed compensation plan to recruit and retain talent.

**Department Head Recommendation:**  
 The HR Department recommends revising the Pay Plan procedure to add longevity increases in years two and four, and to change year six from a longevity increase to a merit increase. This procedure would be implemented in the first pay period of 2023 with a pay period start date of December 30, 2022. The revised procedure would be phased in for employees reaching their third, fourth, fifth and six years during 2023, and implemented immediately for all new hires, those hired after December 30, 2022, and those reaching their first or second anniversaries during 2023.

## Proposed Change in Merit/Longevity Compensation Plan

Effective pay period beginning 12-30-2022

Anniversary	1	2	3	4	5	6
Hired in 2023	Longevity	Longevity	Longevity	Longevity	Longevity	Merit
1st Anniversary in 2023	Longevity	Longevity	Longevity	Longevity	Longevity	Merit
2nd Anniversary in 2023	Longevity	Longevity	Longevity	Longevity	Longevity	Merit
3rd Anniversary in 2023	Longevity	0%	Longevity	Longevity	Longevity	Longevity
4th Anniversary in 2023	Longevity	0%	Longevity	Longevity	Longevity	Longevity
5th Anniversary in 2023	Longevity	0%	Longevity	0%	Longevity	Longevity
6th Anniversary in 2023	Longevity	0%	Longevity	0%	Longevity	Longevity

Longevity = 3%

Merit range determined annually

# CHARLESTON COUNTY PERSONNEL PROCEDURE

**TITLE:** Pay Plan

**NUMBER:** 5.20

**PAGE:** 1 of 7

**EFFECTIVE DATE:** 01-03-95

**REVISION No. 1**

**DATE:** 01-28-00

**REVISION No. 2**

**DATE:** 09-05-06

**REVISION No. 3**

**DATE:** 07-24-07

**REVISION No. 4**

**DATE:** 09-09-14

**EFFECTIVE**

**DATE:** 10-03-14

**REVISION No. 5**

**DATE:** 07-01-15

**REVISION No. 6**

**DATE:** 04-18 -19

**AUTHORIZED BY:** J. Elliott Summey, Chairman

## PROCEDURE:

- A. The County maintains a pay plan that compensates employees based on an evaluation and classification of their position, their hours worked and in accordance with all state and federal laws.
- B. Each pay grade contains a pay range and the following components:
  1. Minimum of Range--Considered the entry point for an employee who meets the minimum requirements of the position and is hired to fill the position. No employee shall have a base pay/rate less than the pay range minimum for their current job.
  2. Maximum of Range--Considered the maximum value of the position to the County. No employee shall have a base pay/rate more than the pay range maximum for their current job
- C. Cost of Living Adjustment (COLA) pay increases may be granted periodically by County Council under the following guidelines:
  1. The amount and effective date of a COLA increase will be determined by County Council.
  2. Payment of COLA increases is dependent upon sufficient funding approved by County Council.
  3. Pay ranges shall be adjusted to reflect the COLA.

4. The following employees are not eligible to receive the General County COLA increase awarded by County Council:
  - a. Board Members
  - b. Assistant Attorneys
  - c. County Council Members
  - d. Probate Judges (to include Assistant Probate Judges)
  - e. Master-In-Equity
  - f. Magistrates
  - h. Temporary Personnel

D. A longevity increase will be given to eligible regular employees upon attaining key anniversary dates.

1. Increases are based on the employee's longevity date and become effective the first day of the pay period following the adjusted longevity date for the years of service reflected in the following schedule:

<u>Key Anniversary</u>	<u>Increase</u>
1, 3, 5, 6-1, 2, 3, 4, 5 and 10 years of service	3%
15, 20, 25, 30, etc. in five year increments	3%

Commented [NMC1]: 1, 2, 3, 4, 5, and 10 years of service

2. Eligibility for a longevity increase will be based upon an employee's annual performance appraisal for the prior two years' annual evaluation periods (with the exception of the one-year longevity increase). For departments/offices with a one-year probationary period, only one evaluation will be used to determine eligibility for the first year longevity increase. Those annual performance appraisals must have a rating of at least "Meets Standards," must not have resulted in probation due to performance, and must be on file with the Human Resources Department before the longevity increase will be processed.
3. If an employee becomes eligible for a longevity increase and his/her annual performance appraisals for the prior two years (with the exception of the one year longevity increase) are not on file in the Human Resources Department, the increase will be delayed until the first day of the pay period following receipt of the satisfactory appraisals. For departments/offices with a one-year probationary period, only one evaluation will be used to determine eligibility for the first year longevity increase.

4. If at least one of the prior two annual appraisals on file with the Human Resources Department was below a "Meets Standards" rating, or resulted in probation due to performance, the longevity increase will be delayed for one year.
  5. Employees who are in a probationary status due to promotions or job changes will not have their longevity increases affected because of the probation.
  6. If an employee had previously separated from employment with the County and was subsequently rehired, their longevity date will be adjusted.
  7. An employee's pay may not exceed the maximum of his/her pay range as a result of a longevity increase.
- E. Effective July 1, 2015 ~~December 30, 2022~~, employees will become eligible for Merit Pay increases upon their ~~seventh~~ ~~sixth~~ year of employment based on their adjusted longevity date.

1. Payment of Merit Pay increases are dependent upon sufficient funding approved by County Council.
2. An employee will be eligible for a Merit Pay increase if he/she received a rating of at least "Meets Standards" on the annual performance appraisal for the prior evaluation period.
3. Merit Pay increases can be no more than the highest percentage amount set by County Council in each year's Budget Ordinance to be a part of the employee's present base salary, with specific percentage increases provided according to the following performance outcomes:
  - (a) Meets Standards
  - (b) Exceeds Standards
  - (c) Outstanding
4. Merit pay increase will be determined based on the fiscal year in which the adjusted longevity date occurs.
5. If a Merit Pay increase is warranted, the increase will become effective the first day of the pay period following the employee's adjusted longevity date.

Commented [NMC2]: Effective December 30, 2022, employees will become eligible for Merit Pay increases upon their sixth year of employment based on their adjusted longevity date.

**TITLE:** Pay Plan  
**DATE:** 04-18-19

**NUMBER:** 5.20  
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6. If an employee is eligible for a Merit Pay increase but his/her annual performance appraisal for the prior year's annual evaluation period is not on file in the Human Resources Department, the increase will be delayed until the first day of the pay period following receipt of the satisfactory appraisals.
7. An employee's pay shall not exceed the maximum of his/her pay range as a result of a new merit increase.
8. An employee will not receive a merit increase and a longevity increase in the same year.

F. **SUSPENDED** Regular employees are eligible to participate in the Skill Based Pay Program when they are employed by Charleston County for at least one full year, are not on any type of probation, and their annual performance appraisal Meets Standards.

Commented [NMC3]: SUSPENDED

1. Payment of Skill Based Pay salary increases is dependent upon sufficient funding approved by County Council.
2. Skill Based Pay elements are established by the departments/offices, approved by the Deputy County Administrators or County Administrator, and approved by a designated representative from the Human Resources Department.
3. Employees meet with managers to establish an individual Skill Based Pay Plan based on the department's/office's Master list.
4. Advancement is limited to one skill level per year.
5. Employees must function at a skill level for a minimum of one year before qualifying for the next skill level.
6. Employees cannot exceed two skill based pay levels in any job classification.

G. **SUSPENDED** At times, employees complete goals/projects which are beyond the scope of their normal job duties and provide substantial benefit to the department/office/County. The STAR program provides a means to reward that specific accomplishment with a one-time pay increase.

Commented [NMC4]: SUSPENDED

1. Payment of the STAR one-time pay increase is dependent upon sufficient funding approved by County Council. County Council may modify or suspend the STAR program at any time.



2. The amount of the one-time pay increase is based on whether the goal was accomplished, the worth of the achievement, and the goal's value to the organization.
  3. A justification statement documenting the achievement must be submitted through the department/office and approved by the appropriate Deputy County Administrator or Elected Official or Appointed Official.
  4. An employee must be employed by Charleston County Government for at least one full year and may not be on annual performance review probation or disciplinary probation to be eligible to participate in this program.
  5. An employee may receive no more than one STAR one-time pay increase in a year.
  6. At the discretion of the County Administrator, a STAR payment may be awarded to employees who work during a County emergency or hazardous weather event.
- H. Pay actions that are outside pay plan parameters must be approved through the salary exception process.
- I. Employees promoted, demoted or transferred into a new position shall be paid according to the guidelines established for each pay action in Personnel Actions Procedure 5.30.
- J. Elected Officials and Appointed Officials are paid according to the guidelines established in Elected Officials' and Appointed Officials' Pay Plan Procedure 5.80.

**RESPONSIBILITIES:**

- A. Employee
1. Maintain eligibility for participating in any Pay for Performance programs.

B. Management

1. Longevity Program/Merit Program: Before informing the employee that s/he will be receiving a longevity/merit increase, verify the employee has the required performance appraisals with a rating of at least "Meets Standards" on file with the Human Resources Department. Notify the employee of the effective date and amount of increase if s/he is eligible.
2. **SUSPENDED** Encourage eligible employees to participate in pay for performance programs and complete relevant departmental/office responsibilities related to the programs.
3. Salary Exceptions: At least two weeks before the requested effective date of the exception, submit a letter to the Human Resources Department with the required information. The HR Department will review the request and make a recommendation to approve/not approve. The salary exception will be reviewed by the Budget Department, the HR Director, the Deputy/Assistant County Administrator and the County Administrator. If the salary exception is approved, HR will process the PAN form. If the salary exception is not approved, HR will inform the requesting department/office. Salary exception requests of Elected Officials or Appointed Officials will be approved if funding can be absorbed through the approved annual budget.

C. Human Resources Department

1. Develop, review and maintain pay grades.
2. Prepare and post revised pay grade structure.
3. Make appropriate data entries to increase employee salaries when a COLA or any other approved salary increase is awarded. Compile and maintain statistics for the County Administrator.
4. Distribute the Longevity/Merit Report to departments/offices. Verify that employees meet eligibility requirements and that the appropriate satisfactory performance appraisals are on file. Notify the Elected Official, Appointed Official or department head if an employee will not be receiving his/her longevity/merit increase due to an unsatisfactory or missing performance appraisal and/or that the employee is at the maximum of the pay range.
5. Review salary exception requests and recommend approval/disapproval.

D. Budget Department

1. Verify funding for salary exception requests. If funds are not available, notify the Elected Official, Appointed Official or department head and Human Resources.
2. Prepare and submit Merit or COLA increase proposals to County Council.

E. Deputy/Assistant County Administrator, Elected Official or Appointed Official

1. Review and approve or disapprove salary exception requests.

F. County Administrator

1. Approve or disapprove salary exception requests.

APPLICABLE PROCEDURES:

- 5.10 Classification Plan
- 5.21 Miscellaneous Pay
- 5.30 Personnel Actions
- 5.80 Elected Officials' and Appointed Officials' Pay Plan
- 7.00 Employee Performance

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Amanda V. Ramage  
**Dept.:** Housing & Neighborhood Revitalization  
**Subject:** Microbusiness Pandemic Grant 1a  
**Request:** Request to Approve  
**Committee:** Finance Committee  
**Date:** January 26, 2023

Department	Approver
Deputy County Administrator	Christine O. Durant
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**

Funding is available through previously allocated ARPA funds.

**Funding:** Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	D63010003	65918	\$1,479,600.00	\$576,845.00

**Situation:**

The Housing and Neighborhood Revitalization Department (HNR) received approval in March 31, 2022, to appropriate \$2 million of ARPA funds for the Microbusiness Pandemic Relief Program (MBPR) as part of the Department's early action items. The Charleston County Housing and Neighborhood Revitalization Department Microbusiness Pandemic Relief Program is funded by the American Rescue Plan Act of 2021, which includes help for neighborhood-scale ("Mom and Pop") businesses affected by the COVID pandemic. Microbusiness Application Outcomes were based on the criteria approved by Council on March 31, 2022. This is a one-time relief grant intended to help mitigate past and present perils of COVID-19 on workers and businesses. This program aims to support neighborhood-scale businesses by providing access to capital and facilitating capacity building through the injection of federal funds. Qualified businesses can receive up to \$25,000.

Microbusiness Pandemic Relief Grant 1a (MBPR 1a) is the second cycle of the original MBPR program, and applications were available from November 4, 2022, through December 9, 2022 (36 days). The MBPR1a cycle was conducted with additional engagement with applicants to determine how more businesses could successfully apply for the grant funding therefore, it was determined that PPP (Paycheck Protection Program) recipients would not be excluded from being eligible but that their PPP award would be considered against their overall loss as well as

asking applicants to provide an additional year of tax information to extend the loss consideration to two years.

HNR issued a press release on 11/4/22 to the Charleston County community, and the program was featured on Channel 5 news AM and PM shows. The program information was also available via the Housing and Neighborhood Revitalization Website for the duration of the application period. HNR carried out an email campaign with the program information sent to 5,274 contacts, including municipalities, Small Business Enterprise, business owners, and the public. There were three (3) HNR social media ads with 2,140 points of engagement, as well as the Charleston County Social media platforms. Over 1000 flyers were distributed through the local Charleston County Libraries and community-based business organizations.

During the five (5) weeks the application was open, five (5) workshops were held, with at least one offering a week to help applicants prepare their submissions and ask any questions. Three (3) of these workshops were virtual (11/9/22, 11/21/22, 11/29/22), and two (2) were held in person at the Public Service Building (11/15/22, 12/1/22). Over 195 business owners attended these workshops, with 110 attendees opening an application.

**Compliance:**

To rapidly deliver ARPA funds to qualified applicants, we will limit required documentation to only that which is necessary to comply with CFR200 regarding federal grant administration.

**Department Head Recommendation:**

Approve the list of businesses as attached that met the funding criteria for the Microbusiness Pandemic Relief Program 1a in the amount of \$ 576,845.00 from the previously approved ARPA funding.

# Microbusiness Pandemic Relief 1a Award List:

<b>Business Name</b>	<b>Award Amounts</b>
Palmetto Clayground	\$ 25,000.00
The Tradition	\$ 25,000.00
Live Oak Video Production LLC	\$ 25,000.00
Priscilla Thomas Photography, LLC	\$ 11,270.00
Nanas Seafood and Soul LLC	\$ 25,000.00
Linh's Nail Salon	\$ 25,000.00
Rick's Autoworks	\$ 17,410.00
Genesis Le Bleu Waters Restaurant	\$ 25,000.00
CXR - Carolina X-Ray and Medical Supply	\$ 24,004.00
IOPGCR LLC	\$ 25,000.00
Ideability LLC	\$ 25,000.00
Carlton Card and Check Services Inc.	\$ 25,000.00
Numerix LLC	\$ 25,000.00
Steve Aycock Designs	\$ 5,778.00
Ladles Soups Mount Pleasant, dba Six Mile Eats	\$ 25,000.00
Odds N Ends	\$ 290.00
PC Corner Computer Center LLC	\$ 25,000.00
Scott Henderson Photography	\$ 25,000.00
Strictly Business Trucking Transportation LLC	\$ 14,207.00
Cornerstone Construction, LLC	\$ 25,000.00
Lauren Bieri LLC	\$ 25,000.00
Mojo Collaborative Consulting, LLC	\$ 25,000.00
The Blue Note Bistro	\$ 3,886.00
Gallery Chuma Inc	\$ 25,000.00
LP Automotive Services LLC	\$ 25,000.00
Still Soul Studio	\$ 25,000.00
TBS Bail Bonding	\$ 25,000.00
<b>Total Grants Awarded MBPR 1a: Phase 1</b>	<b>\$ 576,845.00</b>
<b>Total Award Budget MBPR</b>	<b>\$ 1,479,600.00</b>
<b>Remaining Award Budget for MBPR Program</b>	<b>\$ 902,755.00</b>

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Amanda V. Ramage **Dept.:** Housing & Neighborhood Revitalization  
**Subject:** Non-Profit Pandemic Relief Grant Award  
**Request:** Request to Approve  
**Committee:** Finance Committee **Date:** January 26, 2023

Department	Approver
Deputy County Administrator	Christine O. Durant
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**

Funds were previously approved through ARPA.

**Funding:** Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	D63010002		\$670,106.23	\$236,512.11

**Situation:**

The Housing and Neighborhood Revitalization (HNR) Department received approval on March 31, 2022, to allocate \$1,500,000 in American rescue Plan Act (ARPA) funding for the Non-profit Pandemic Relief Program as part of the Department's Early Action items. This pandemic relief program aims to assist these community-based non-profit organizations by providing capital, in the form of federal funds, to reimburse for pandemic-related services offered to residents of Charleston County. Qualified nonprofit organizations may receive up to \$50,000.

On June 16, 2022, HNR presented the first round of applicants to Council for approval. Those awards totaled \$383,228.00. Several non-profits either did not initially qualify or did not qualify for the total amount of funding due to insufficient paperwork and other factors. The department continued working with these organizations to determine if more organizations could be qualified or receive additional funds. In continuation with the process of reviewing non-profit applications, the Housing and Neighborhood Revitalization Department has determined that an additional six (6) nonprofit organizations are eligible for funding. The department is still determining the eligibility of the remaining non-profit applicants with the intention of presenting additional awards to Council for consideration.

Approved Non-profit Pandemic Relief Program:  
 Liberty Hill Redevelopment Group                      \$49,043.80

Liberty Hill Improvement Council	\$6,575.00
Humanities Foundation	\$34,548.31
Our Lady of Mercy Community	\$50,000.00
Charleston Area Urban League	\$46,345.00
Helping and Lending Outreach Support	\$50,000.00
Total	\$236,512.11

**Compliance:**

To rapidly deliver ARPA funds to qualified applicants, we will limit required documentation to only that which is necessary to comply with CFR200 regarding federal grant administration.

**Department Head Recommendation:**

Approve the funding requests for the six (6) nonprofits as attached in the amount of \$236,512.11 from the previously approved ARPA funding for the Non-Profit Pandemic Relief Program.



Non-profit Pandemic Relief Program Funding Request

<b>Nonprofit Name</b>	<b>Award Amounts</b>
Liberty Hill Redevelopment Group	\$ 49,043.80
Liberty Hill Improvement Council	\$ 6,575.00
Humanities Foundation	\$ 34,548.31
Our Lady of Mercy Community	\$ 50,000.00
Charleston Area Urban League	\$ 46,345.00
Helping and Lending Outreach Support	\$ 50,000.00
<b>Total Award Budget NFPPR</b>	<b>\$ 236,512.11</b>

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Amanda V. Ramage  
**Dept.:** Housing & Neighborhood Revitalization  
**Subject:** Gap Financing and Infill Development  
**Request:** Request to Approve  
**Committee:** Finance Committee  
**Date:** January 26, 2023

Department	Approver
Deputy County Administrator	Christine O. Durant
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**

Funding is available through previously allocated ARPA funds.

**Funding:** Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
			\$11,500,000.00	\$10,240,000.00

**Situation:**

The Housing and Neighborhood Revitalization (HNR) received County Council approval and authorization to execute \$11.7 million in housing production and preservation programs on September 7, 2022, in accordance with the American Rescue Plan Act (ARPA). In the execution of housing production and to address the lack of affordable housing in Charleston County, Gap Financing and Infill Development program was created. \$10,000,000 was allocated for Gap Financing and \$1,500,000 for Infill Development. The application period for Gap Financing began on October 27, 2022, in the form of a Notice of Funding Availability (NOFA), (RFF), and ended on November 11, 2022. The program information was disseminated by press release to 2,900 individuals, municipalities, and the public. The Facebook social media advertisement garnered 1,048 engagements. The application was open to both for-profit and non-profit applicants proposing the construction of affordable rental and for-sale housing for homeless individuals, families, and those with special needs. All projects eligible for funding under this program must spend awarded funds by September 30, 2024, and adhere to the NOFA's minimum 20-year affordability period. Individual grants are limited to \$2 million per project.

On December 8, 2022, an eligibility committee comprised of four County employees was formed to evaluate the eleven grant-eligible projects. The eligibility committee verified to ensure documentation accuracy, completion, and submission by November 11, 2022. All eleven projects were forwarded to the scoring committee following the evaluation. Community

individuals were selected to serve on the scoring committee because they possessed the expertise to assess the applicants fairly. The scoring committee considered the projects based on their project information, readiness, location, and target population and then made funding recommendations.

**Compliance:**

To rapidly deliver ARPA funds to qualified applicants, we will limit required documentation to only that which is necessary to comply with CFR200 regarding federal grant administration.

**Department Head Recommendation:**

Approve the list of projects that met the funding criteria for the Gap Financing Program and Infill Development in the amount of \$10,240,000.00 approved ARPA funding and authorize staff to work with legal to develop and execute the necessary contracts to administer these federal funds.

**Gap Finance Project Proposal Funds Requested**

<b>Proposal Name</b>	<b>Award Amounts</b>
573 Meeting Street	\$ 2,000,000.00
North Bridge Townhomes	\$ 1,500,000.00
Archer School Apartments	\$ 2,000,000.00
Esau Jenkins Village	\$ 2,000,000.00
275 Huger Street	\$ 1,750,000.00
<b>Total Funds Requested</b>	<b>\$9,250,000.00</b>
<b>Total Program Budget</b>	<b>\$ 10,000,000.00</b>
<b>Remaining Program Budget</b>	

**Infill Development Project Proposal Funds Requested**

<b>Proposal Name</b>	<b>Award Amounts</b>
Mitigation Communities	\$ 600,000.00
Token Street Homeownership Project	\$ 390,000.00
<b>Total Funds Requested</b>	<b>\$ 990,000.00</b>
<b>Total Program Budget</b>	<b>\$ 1,500,000.00</b>
<b>Remaining Program Budget</b>	

## Gap Finance Application Summary –

<b>Project Name:</b> 573 Meeting Street	<b>Total Funds Requested:</b> \$2,000,000.00
	<b>Total Development Cost:</b> \$31,744,164
<b>Applicant:</b> Michaels Development Company	<b>Project Type:</b> Rental
<b>Jurisdiction/District:</b> City of Charleston/ District 4	<b>Total Units:</b> 70
<b>Property Address:</b> 573 Meeting Street, Charleston, SC 29403	<b>Average Score:</b> 74

### Construction Timeline:

- Construction Start Date: 05/02/2023
- Construction Completion Date: 12/23/2024

**Project Description:** The Michaels Development Company is seeking gap financing to create a mixed-use development on a contiguous parcel with 70 units of affordable housing, supportive services, and office space. Project-based Section 8 rental assistance is committed for all 70-units. 573 Meeting Street Associates, LLC is the project's single-purpose entity. 573 Meeting Street is a ready-to-go project with completed final construction drawings and building permits in-hand. In addition to 70 rental units, the project will include a café on the ground floor and dormitory-style rooms on the upper floor to provide temporary shelter for homeless women and families. This space will be designed to provide homeless women and families with privacy and dignity as they seek permanent housing.

### **Number and Size of Units: 70**

Number	Bedrooms	Square Feet
50	Studio	400
16	One-Bedroom	500
4	Two-Bedroom	750

**Target Population Served:** Individuals with a history of homelessness and between 30-50% of AMI served. 17 units will be designated for clients connected to the Charleston Dorchester Mental Health Center. The City of Charleston Housing Authority has approved project-based vouchers for all 70 units.

### Funding Information:

- Investor Member \$12,588,940
- State Investor Member \$5,256,044
- Freddie Mac \$2,852,000
- Deferred Dev Fees \$1,087,080
- One80 Place Construction \$1,960,000
- CLIMB Fund \$3,000,000
- 4% LIHTC CRA Loan of City Bond Referendum \$3,000,000

### Public Access, Use & Benefit:

- The property nearest public transportation is .03 miles from 573 Meeting Street and .49 miles from the nearest grocery store (Food Lion).
- Parking will be located on site with 53 parking spaces (2 accessible, 1 van accessible)
- The common facilities and amenities are gym, business center, interior bicycle storage, courtyard, and on-site food pantry.

## Gap Finance Application Summary –

<b>Project Name:</b>	North Bridge Townhomes	<b>Total Funds Requested:</b>	\$1,500,000.00
		<b>Total Development Cost:</b>	\$6,182,000
<b>Applicant:</b>	Bridge North Charleston	<b>Project Type: Homeownership</b>	
<b>Jurisdiction/District:</b>	City of Charleston/ District 5	<b>Total Units: 20</b>	
<b>Property Address:</b>	5312 Meridian Road, North Charleston, 29405	<b>Average Score:</b>	<b>52.4</b>

### Construction Timeline:

- Construction Start Date: 02/20/2023
- Construction Completion Date: 09/30/2023

**Project Description:** Bridge North Charleston (BNC) is a nonprofit organization supported by the fiscal sponsorship of the Coastal Community Foundation. BNC was founded in 2021 by concerned citizens with a combined 150 years' experience in real estate and advocacy for under resourced neighborhoods. Key among BNC's initiatives is the creation of affordable and sustainable homeownership opportunities, with 90-year deed restrictions. BNC chose to build 20 townhomes as affordable homeownership opportunities. The land was vacant, so no family was displaced. A horizontal property regime, North Bridge is a four building, 2 story townhome development. Twelve (12) units are 2 bedroom, 2 ½ baths at 1122 sq ft, and eight (8) units are 3 bedroom, 2 ½ baths at 1320 sq ft. Five units will be designated for homeowners earning less than 80% of Adjusted Median Income (AMI), ten units for those earning between 81% and 100%, and five units for those earning 101% - 120%.

### **Number and Size of Units: 20**

Number	Bedrooms	Square Feet
12	Two-Bedroom	1120
8	Three-Bedroom	1320

**Target Population Served:** BNC wants to make homeownership opportunities available first to current residents and to those who have ties to Hub Village and Accabee.

### Funding Information:

- Southern First Bank Const. Loan     \$3,582,000
- Land Purchase                             \$395,000
- Donations                                    \$215,000

### Public Access, Use & Benefit:

- There are CARTA bus stops at the corner of Meridian and Azalea (less than 0.25 mile) and nearby on Cosgrove, and the planned Lowcountry Rapid Transit line is within a mile.
- Parking will be located on site with 40 parking spaces.
- Fama & Debi Community Store is located at 2145 Dover Street, 0.3 miles from the development.
- Each townhome unit includes all appliances, washer, dryer, and window blinds.
- Accabee Park and Perry Webb Community Center are within 0.4 miles, which is walking distance.

## Gap Finance Application Summary –

<b>Project Name:</b>	Archer School Apartments	<b>Total Funds Requested:</b>	\$2,000,000.00
		<b>Total Development Cost:</b>	\$41,933,415.00
<b>Applicant:</b>	Humanities Foundation, Inc	<b>Project Type: Rental</b>	
<b>Jurisdiction/District:</b>	City of Charleston/ District 4	<b>Total Units: 89</b>	
<b>Property Address:</b>	220 Nassau Street, Charleston, SC 29403	<b>Average Score:</b>	<b>68.2</b>

### Construction Timeline:

- Construction Start Date: 06/06/2022
- Construction Completion Date: 04/05/2024

**Project Description:** The Henry P. Archer School, located at 220 Nassau Street in Charleston, South Carolina, was constructed in 1935 in the Charleston Eastside, a historically significant neighborhood that once lay beneath the old Cooper River bridges. With the help of many public and private partnerships, the Humanities Foundation is bringing a school that had been closed back to life and addressing the community's concerns about affordability. The project includes the rehabilitation of the existing structure and the addition of two new buildings to create 89 studios, one-, and two-bedroom apartments for 55-and-older residents earning less than 60% of the area's median income.

### **Number and Size of Units: 89**

Number	Bedrooms	Square Feet	Resident Rent
7	Efficiency	650	898
71	One-Bedroom	850	956
11	Two-Bedroom	1100	1143

**Target Population Served:** Seniors that are 55 years and older who earn 60% and below of the Area Median Income.

### Funding Information:

- LIHTC (Federal) \$16,072,887
- LIHTC (State) \$6,915,865
- State Abandoned Building Tax Credit \$1,984,141
- City of Charleston (Forgivable Loan) \$4,487,782
- Deferred Interest during construction \$373,333
- Tax Exempt Perm Financing \$7,525,000
- Deferred Developer Fee \$1,500,000

### Public Access, Use & Benefit:

- The Archer School Apartments are less than half a mile from 10 bus stops and less than a mile from a grocery store (Food Lion).
- State-of-the-art pool, playground, and recreation facility are .1 mile from Archer School Apartments.
- There will be parking spots for 30 vehicles on the ground level, and residents will have access to the parking garage and building through an elevator, making it accessible for seniors.
- The main building will have access to a state-of-art community space. Exercise facilities as well as a commercial kitchen will be available for residents to use.

## Gap Finance Application Summary –

<b>Project Name:</b> Esau Jenkins Village	<b>Total Funds Requested:</b> \$2,000,000.00
	<b>Total Development Cost:</b> \$22,278,561.00
<b>Applicant:</b> Sea Island, LP	<b>Project Type:</b> Rental
<b>Jurisdiction/District:</b> City of Charleston/ District 8	<b>Total Units:</b> 72
<b>Property Address:</b> 3627 Maybank Highway, Charleston, SC 29455	<b>Average Score:</b> 66.2

### Construction Timeline:

- Construction Start Date: 05/16/2023
- Construction Completion Date: 09/18/2024

**Project Description:** Esau Jenkins Village is a 100% affordable, planned unit community for independent seniors 62 years and older earning up to 60% of AMI. Named after longtime civil rights activists and Johns Island historian, Esau Jenkins, the development is comprised of 72 affordable apartment homes in the Johns Island neighborhood of Charleston, SC. Esau Jenkins Village is proposed as a wood-framed, new construction project with two midrise residential buildings (two and three floors) and a resident amenity/management center. Comprised of 61 one-bedroom units with 859 to 1080 square feet of heated space and 11 two-bedroom units with 1168 to 1340 square feet of heated space. The apartments will have contemporary finishes, open floor designs, and energy-efficient appliances and mechanical systems.

### **Number and Size of Units: 72 Project Based Vouchers**

Number	Bedrooms	Square Feet	AMI	Gross Rent	Utility Allowance
61	One-Bedroom	859-1080	30%	1258	66
11	Two-Bedroom	1168-1340	30%	1424	85

**Target Population Served:** Seniors that are 62 years and older who earn 60% and below of the Area Median Income.

### Funding Information:

- HUD insured 221 (d)(4) loan of \$8,763,482
- 4% LIHTC \$8,815,920
- SC Dept of Mental Health FHLB AHP-Pittsburg \$1,984,141
- Seller Note \$976,166
- Deferred Developer Fee \$1,347,893
- GP Contribution \$100

### Public Access, Use & Benefit:

- Esau Jenkin proximity to nearest grocery store is .5 mile (Kj's Market).
- The community will provide 53 surface parking spaces.
- The resident amenity center will feature a community center, computer lab, fitness center and on-site management offices for residents.
- The Project site plan offers buildings thoughtfully placed and a pedestrian walking path throughout the campus



## Gap Finance Application Summary –

<b>Project Name:</b> 275 Huger Street	<b>Total Funds Requested:</b> \$1,750,000.00
	<b>Total Development Cost:</b> \$26,958,589.00
<b>Applicant:</b> CHA 275 Huger Street LLC	<b>Project Type:</b> Rental
<b>Jurisdiction/District:</b> City of Charleston/ District 4	<b>Total Units:</b> 77
<b>Property Address:</b> 275 Huger Street, Charleston, SC 29403	<b>Average Score:</b> 61.6

### Construction Timeline:

- Construction Start Date: 03/04/2024
- Construction Completion Date: 07/04/2025

**Project Description:** The City of Charleston has identified a great need for affordable housing, particularly on the Peninsula. In response to this demand, the Housing Authority for the City of Charleston has undertaken a redevelopment strategy to maximize the development potential of some of their current assets. One of the Authority's unique site sites is 275 Huger Street, a 12-unit brick and wood townhome complex that is federally subsidized and operates as public housing on a flat, 2.037-acres. The 77 units consist of project-based vouchers at 30% of AMI and other rentals at 60%AMI.

### **Number and Size of Units: 77**

Number	Bedrooms	Square Feet
25	One-Bedroom	762-800
32	Two-Bedroom	860-940
12	Three-Bedroom	1509-1552
8	Four-Bedroom	1559-1755

### Funding Information:

- HUD insured 221 (d)(4) loan of \$8,763,482
- 4% LIHTC \$8,815,920
- SC Dept of Mental Health FHLB AHP-Pittsburg \$1,984,141
- Seller Note \$976,166
- Deferred Developer Fee \$1,347,893
- GP Contribution \$100

### Public Access, Use & Benefit:

- 275 Huger proximities to nearest grocery store are .6 miles (Food Lion).
- The community will provide 66 on-site parking spaces.
- 275 Huger will have exterior garden spaces and a totlot/playground
- The new community will offer residents community programming spaces, fitness room, computer lab, resident lounges throughout the building and on-site management offices for residents.
- The community to nearest to many bus stops.

## Gap Finance Application Summary –

<b>Project Name:</b> Mitigation Communities	<b>Total Funds Requested:</b> \$600,000.00
	<b>Total Development Cost:</b> \$1,578,267.00
<b>Applicant:</b> Community First Land Trust	<b>Project Type:</b> Homeownership
<b>Jurisdiction/District:</b> City of Charleston/ District 4	<b>Total Units:</b> 6
<b>Property Address:</b> 1986 Delaware Ave, 2146 Garfield Ave, 2017 Groveland Ave, 2214 Easton St, 2020 Hugo Ave, 2040 Arbutus, North Charleston, SC	<b>Average Score:</b> 47.6

**Construction Timeline:**

- Construction Start Date: 04/01/2023
- Construction Completion Date: 02/28/2024

**Project Description:** Community First Land Trust (CFLT) is seeking gap financing to develop six new construction single-family units of permanently affordable housing. This is an Infill Development project. CFLT retains land ownership but leases the land to income-qualified residents who buy and own their houses outright. Homeowners can build wealth through equity as the value of their respective homes increases and through neighborhood improvements initiated by the CFLT. In the event of a resale, the CFLT retains the right to set the property's price, allowing the current owner an equitable return for their investment while giving subsequent buyers fair access to a home at an affordable price.

**Number and Size of Units: 6**

Location	Bedrooms	Square Feet	Site Development Cost	Construction Status
1986 Delaware Ave	3 bedrooms	1,414	\$ 329,651.00	Construction Not Started
2146 Garfield Ave	3 bedrooms	1,414	\$ 329,651.00	Construction Not Started
2017 Groveland Ave	3 bedrooms	1,414	\$ 329,651.00	Construction Not Started
2214 Easton St	2 bedrooms	936	\$ 238,051.00	Construction Not Started
2020 Hugo Ave	3 bedrooms	1,390	\$ 202,852.00	Construction 80% complete
2040 Arbutus	3 bedrooms	1,390	\$ 148,411.00	Construction 65% complete

**Target Population Served:** Target households earning 50% to 80% of AMI (Average Median Income), defined by HUD, to provide 'permanently' affordable housing. CFLT's service area is the southern portion of North Charleston, specifically the communities of Accabee, Chicora/Cherokee, Five Mile, Howard Heights, Liberty Hill, Union Heights, and Windsor Place. All seven communities consist of approximately 95% African Americans.

**Funding Information:**

- Charleston County Grant \$ 320,456.00
- North Charleston Grant \$ 201,480.00
- South Carolina Community Loan Fund \$ 288,528.00
- Lowcountry Alliance for Model Communities \$ 200,000.00

**Public Access, Use & Benefit:**

- Average of 0.25 miles to nearest high-frequency transit locations
- Each home is equipped with central heating and air and full kitchen appliances, including a dishwasher, electric stove and oven, and a full-size refrigerator.
- Each home has a driveway, which can accommodate up to two vehicles.

## Gap Finance Application Summary –

<b>Project Name:</b> Token Street Homeownership Project	<b>Total Funds Requested:</b> \$ 390,000.00
	<b>Total Development Cost:</b> \$1,982,889.00
<b>Applicant:</b> Metanoia	<b>Project Type:</b> Homeownership
<b>Jurisdiction/District:</b> City of North Charleston/ District 4	<b>Total Units:</b> 6
<b>Property Address:</b> 1909, 1910, 1911, 1913, 1915, 1917 Token Street North Charleston, SC 29405	<b>Average Score:</b> 49.40

### Construction Timeline:

- Construction Start Date: 05/19/2023
- Construction Completion Date: 12/15/2023

**Project Description:** Metanoia is seeking gap financing to develop six new affordable single-family homes on Token Street in the Chicora-Cherokee neighborhood of North Charleston, SC, for new homebuyers at 80% AMI. This is an Infill Development project. Metanoia owns the six vacant parcels on Token Street in North Charleston. The land was acquired through Metanoia's land banking campaign to preserve affordability in our community. The ARPA funding would support the subsidy gap necessary to sell the homes at the target affordable price.

### **Number and Size of Units: 6**

Number	Bedrooms	Square Feet	AMI%	Estimated Down Payment @ 3% from the Buyer	Goal Sale Price per Unit	Total Cost per Unit
6	Three Bedroom	1,200	80%	\$5,450	\$180,000.00	\$330,482.00

**Target Population Served:** Metanoia will support six households earning 80% AMI or lower in becoming first-time homebuyers.

### Funding Information:

- Metanoia Owner Equity \$ 54,568.00
- Palmetto Railways Housing Mitigation Fund \$ 33,093.00
- LAMC / SC Port Mitigation Housing Fund \$ 72,000.00
- Cummins CARES Housing Fund \$ 150,000.00
- County HOME Funds Grant \$ 169,321.00
- North CHS HOME Funds Grant \$ 113,907.00

Metanoia will draw construction funds after work is complete from the construction loan as well as the Charleston County and City of North Charleston HOME funding. Metanoia is also prepared to draw from the Charleston County ARPA funding after work is completed.

### Public Access, Use & Benefit:

- The six new homes on Token Street are 0.1 miles from the existing public transit stop and will be approximately 0.54 miles from the future Lowcountry Rapid Transit Line. The closest stop is expected to be the Reynolds Avenue stop in North Charleston.
- The home's features include 130 mph architectural shingles, fiber-cement siding, Energy Star vinyl windows, commercial grade luxury vinyl plank flooring and energy efficient HVAC systems and water heaters.
- There will be 2 parking spots per unit.

## Charleston County Council

## Memorandum

To: Finance Committee  
From: Kristen Salisbury, Clerk of Council  
Date: January 18, 2023  
Subject: Mark Clark Completion

At the Finance Committee of January 26, 2023, South Carolina Secretary of Transportation Christy Hall will make a presentation regarding the Mark Clark Completion project. This presentation will be for information only. No action will be taken at this meeting.



# Mark Clark Extension – Project Cost Update

*Presented to the Charleston County Council Finance Committee*

***January 26, 2023***



## Project Purpose

*The purpose of the Mark Clark Extension Project is to increase the capacity of the regional transportation system, improve safety and enhance mobility to and from the West Ashley, Johns Island, and James Island areas of Charleston.*



**INCREASE**  
Capacity



**IMPROVE**  
Safety



**IMPROVE**  
Mobility





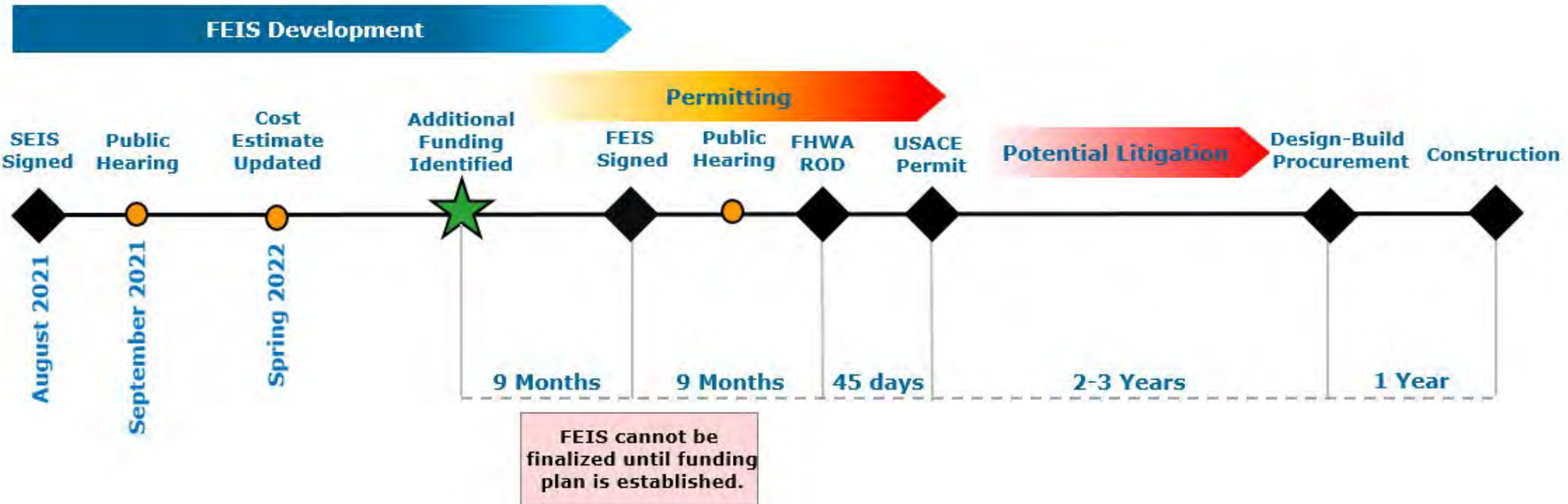
# Current Project Status

- **Pursuing Final Environmental Impact Statement (FEIS).**  
Additional Environmental and Traffic Studies, Public Hearings and other agency coordination.
- **Sought and received an Independent Cost Forecast by Industry.**
- **Requested authorization to expend approximately \$150M for the remaining preparatory work necessary to continue to advance the project.**
- **Requested development of a reasonable financial approach to the entire project by the project sponsors.**





# MARK CLARK EXTENSION



# Why did overall project cost estimate go up?

- Base construction cost increases
  - Market conditions and inflation (Affects all aspects of project - material, labor, ROW, etc.)
  - ROW costs were refined rather than using a generalized estimate from prior years.
- Schedule & Risk based cost increases
  - Includes risk and opportunity costs
  - Anticipated Litigation Delay

# PHASE 1 + PHASE 2 Sequential

	SCDOT CSRA Estimate	ACE Independent Estimate
	PRECONSTRUCTION (PE)	
<b>TOTAL PE COST ESTIMATE</b>	\$23,000,000	\$23,000,000
	RIGHT-OF-WAY (R)	
<b>RIGHT-OF -WAY COST ESTIMATE</b>	\$261,000,000	\$261,000,000
	CONSTRUCTION (C)	
CONSTRUCTION COST	\$993,000,000	\$1,045,000,000
DESIGN COST	\$79,000,000	\$84,000,000
UTILITIES	\$46,000,000	\$46,000,000
ENVIRONMENTAL MITIGATION	\$16,000,000	\$16,000,000
CE&I	\$113,000,000	\$114,000,000
<b>PROJECT COST (NO RISK OR INFLATION)</b>	<b>\$1.53B Base</b>	<b>\$1.59B Base</b>
RISKS	\$379,000,000	\$236,000,000
INFLATION	\$436,000,000	\$417,000,000
	OVERALL COST (O)	
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$2.35B</b>	<b>\$2.24B</b>

# Phased Approach

- Strongly Recommended by SCDOT.
- Phase 1 is estimated to cost approximately \$1 Billion (baseline cost) - \$1.5 Billion (with potential risks and inflation).
- **The cost forecasts remain highly speculative figures.**
- Still need authorization to expend approximately \$150M for the remaining preparatory work necessary to continue to advance the project.
- A reasonable financial approach to the entire project will need to be developed by the project sponsors.