

CATAWBA REGIONAL DEVELOPMENT CORPORATION
ANNUAL MEMBERSHIP MEETING

Catawba Regional Center
Rock Hill, South Carolina
February 27, 2025

The Annual Meeting of the Catawba Regional Development Corporation was held at 4:00 p.m. Thursday February 27, 2025, at the offices of the Catawba Regional Council of Governments in Rock Hill, SC, and via Zoom.

The following Corporation members were present:

James Bennett, President	Nettie Archie	Joe Branham
Briane Carnes	Sean Corcoran	Alston DeVenny
Dean Faile	Mike Fuesser	Janet Graham (Zoom)
Watts Huckabee	Tom Hyslip	Jim Johnson (Zoom)
Bo Legg (Zoom)	Randy Ligon (Zoom)	Todd Lumpkin
Charlene McGriff	Ernest Moore	Stacey Moore
Dwight Neese	Andrena Powell-Baker (Zoom)	Phillip Russell II
Harold Thompson	David Turner (Zoom)	Chad Williams
Leroy Worthy		

Others present included:

Staff

Candace Barnes	Ed Brock	Amy Chitwood
Randy Imler	Gussie Leitner	Tyler Lewis
Eleanor Mixon		

Guests

Iris Comora (Zoom)	Debbie Jordan	Carmen Miller
Hunter Newton	Jason Paul	Brent Rewis
Larry Talford (Zoom)	Stacie Whisonant	

I. Call to Order / Invocation

The meeting was called to order, and the invocation was given by James Bennett.

II. Consideration of Minutes from the February 22, 2024, Annual Meeting

The minutes of the February 22, 2024, annual meeting were approved as written.

III. Client Success Stories

The order of business was shifted to have the loan client presentations after the consideration of minutes. This met with the approval of the attendees.

Mr. Brock introduced Ms. Stacie Whisonant and Mr. Larry Talford, owners of LarCare Services in Chester, SC, and Mr. Hunter Newton, one of the owners of Elk Ave Tavern in Rock Hill, SC. The business owners then gave brief presentations about their businesses and Catawba Regional's role in assisting with financing needs.

IV. Presentation of 1/31/25 CRDC Interim (seven months) Operating Report

Ms. Chitwood presented the seven-month (1/31/25) interim operating report for FY25. Operating income was \$194,464, and operating expenses were \$170,850, with revenues exceeding expenditures by \$23,616. There were no significant changes to the balance sheet from the audited balance sheet except for an increase in fixed assets of about \$50,000 for the parking lot improvements. This resulted in an increase in net investments in capital assets and a decrease in the RDC unrestricted balance. CRDC's total net position at the end of January 2025 was \$2,996,802.

V. 2024 Annual Business Lending Activity and Portfolio Report

Mr. Brock presented a summary of the Corporation's annual lending activity for 2024. In 2024, there were 16 new loan approvals for \$7,220,456, and ten loans closed for \$2,281,045. Total lending assets under management at 12/31/24 (all entities) equaled \$34,472,748.

Additionally, CRDC achieved \$100 million in total loans originated since inception. Lending staff attended 17 community outreach and technical assistance events, and Catawba Regional was a member and peer leader of a national Revolving Loan Fund (RLF) Advisory Committee. Staff also attended regional quarterly SBA 504 program training. Furthermore, CRDC closed a new \$1 million loan from USDA to recapitalize its Intermediary Relending Program (IRP) and received (on behalf of the SC Department of Environmental Services) Brownfields Cleanup RLF (BCRLF) loan program recapitalization in the amount of \$3,000,000. Lastly, CRDC underwent an SBA SMART Audit, which was quite extensive. Mr. Brock noted that while CRDC has not yet received the results of the audit, it is moving forward with addressing needed updates to relevant documents (i.e., credit policy and internal control documents) that were discovered during the audit process.

Current activity includes the closing of five loans totaling \$2,036,039 through January 2025 with eight loans totaling \$4,072,500 approved and pending closing over the same period. Total assets under management as of the date of this meeting (2/27/25) equal \$35,823,169.

Mr. Imler thanked the lending staff for their work.

VI. 2024 Annual Brownfields Lending and Assessment Report

Mr. Lewis presented an update on the brownfields lending and assessment activity, inclusive of the South Carolina Brownfields Environmental Site Testing (SC BEST) Program, FY22 EPA Brownfields Community Wide Assessment Grant, and Brownfields Cleanup Revolving Loan Fund (BCRLF). The COG Executive Committee serves as the Brownfields Task Force. Through the FY22 EPA grant and the SC BEST Program, fourteen sites across the Catawba region have received or will receive assessment funding totaling as estimated \$480,000. The goal is for sites to enter the South Carolina Department of Environmental Services (SCDES) Voluntary Cleanup Contract program, apply for grant funding for cleanup for site reuse, or be redeveloped through private funding. Mr. Lewis highlighted two successful projects: the Great Falls Rail Trail in Great Falls, SC, and Carolina Nephrology in Anderson, SC.

Mr. Lewis then noted that in 2024 Catawba Regional presented at three state and national conferences and hosted two statewide technical assistance webinars in partnership with the New Jersey Institute of Technology. Catawba Regional also provided all 10 SC COGs with technical assistance support as their localities navigated brownfield assessment and redevelopment projects.

Lastly, Mr. Lewis reviewed a mapping tool that is being developed for Catawba Regional's brownfields work throughout South Carolina, which includes BCRLF projects, SC BEST sites, and EPA assessment work from the current EPA grant and the 2018 EPA grant.

VII. Consideration of Approval / Renewal of Membership Terms for CRDC Board Members

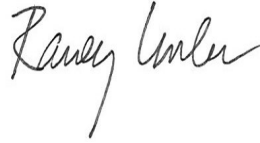
Mr. Imler requested consideration of membership approval / renewal for CRDC Board members. CRDC Bylaws require three-year membership renewals for non-COG Board members. Following are CRDC Board members whose terms need to be approved / renewed: James A. Bennett, Kevin Blackwood, Jim Johnson, Kelley Morabito, Dwight Neese, Tony Pope, Grier Sandifer, Steve Sherrill, Janet Graham, David Turner, and Andrena Powell-Baker.

A motion was made to approve / renew CRDC membership for the following CRDC Board members: James A. Bennett, Kevin Blackwood, Jim Johnson, Kelley Morabito, Dwight Neese, Tony Pope, Grier Sandifer, Steve Sherrill, Janet Graham, David Turner, and Andrena Powell-Baker. The motion was duly seconded and following discussion, the motion was approved unanimously.

VIII. Other Business

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Randy Imler".

Randy Imler
Secretary/Treasurer

CATAWBA REGIONAL COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS
REGULAR MEETING

Catawba Regional Center
Rock Hill, South Carolina
February 27, 2025

A regular meeting of the Catawba Regional Council of Governments Board of Directors was called to order at 4:45 p.m. on Thursday, February 27, 2025. Notice of the meeting was sent to the local newspaper and posted on the Council’s website.

The following members were present:

Chester

Nettie Archie
Joe Branham, Vice Chair

Lancaster

Brian Carnes
Sean Corcoran
Alston DeVenny
Charlene McGriff, Chair

Union

Ernest Moore
Phillip Russell II
Harold E. Thompson
Leroy Worthy

York

Dean Faile
Mike Fuesser
Watts Huckabee
Tom Hyslip
Bo Legg (Zoom)
Todd Lumpkin
Stacey Moore
Chad Williams

The following members were absent:

Chester

John Agee
Randy Ligon
Carlos Williams

Lancaster

Eddie Moore
Brandon Newton
Russell Patrick

Union

Doug Gilliam

York

Debi Cloninger
Brent Faulkenberry
William Roddey
Guynn Savage
Laura Ullrich

Others present included the following:

Staff

Steve Allen
Ed Brock
Amy Chitwood

Randy Imler
Tyler Lewis
Marty Little

Eleanor Mixon
Grazier Rhea

Guests

Jim Bennett (CRDC)
Janet Graham (CRDC) (Zoom)
Jim Johnson (CRDC) (Zoom)
Debbie Jordan, SCPRT

Laura Kunzie, Chester County
EMD
Carmen Miller (Tega Cay
Council)
Dwight Neese (CRDC)
Jason Paul

Andrena Powell-Baker (CRDC)
(Zoom)
Brent Rewis (ex-DOT)
David Turner (CRDC) (Zoom)

Following the Call to Order, a motion was made to approve the minutes of the November 21, 2024,

COG Board Meeting. The motion was duly seconded, and the minutes were approved unanimously as written.

I. Presentation of the 1/31/25 COG Interim (seven months) FY25 Operating Report

Ms. Chitwood presented the January 31, 2025, (7-month interim) internally generated operating report for FY25. Operating revenues were \$2,107,864, and operating expenses were \$1,716,814. With passthrough revenues and expenditures as well as the EDA COVID-19 RLF grant revenue and a transfer to the Catawba Regional Development Corporation for a capital improvement, total revenues exceeded expenses by \$1,145,695. The Board received this report as information.

II. Presentation of SCPRT Grant Programs

Ms. Jordan from the South Carolina Department of Parks, Recreation and Tourism (SCPRT) provided information on multiple grant opportunities available through SCPRT, including the Land and Water Conservation Fund (LWCF), Undiscovered SC, and the Recreational Trails Program. The next LWCF application cycle will open in summer 2025 with grant awards to be announced in October 2026. Localities can contact Ms. Jordan for a list of their current LWCF properties. Additionally, the Undiscovered SC application cycle will open in May 2025 with grant awards to be announced in October 2025. Lastly, SCPRT will begin accepting letters of intent for the Recreational Trails Program in August 2025. More information about these and other SCPRT grant opportunities can be found at <https://www.scprt.com/grants?type=recreation>.

III. Presentation of Chester County Incident Response Application

Ms. Kunzie, Deputy Director of Chester County Emergency Management, and Mr. Little presented and demonstrated Chester County's incident response application, a GIS platform that offers instant situational awareness and 'in the field' geographic and emergency management information to 10 agencies. The application works on handheld smartphones and supports over 30 incident types. Chester County was the recipient of the 2024 J. Mitchell Graham Award from the South Carolina Association of Counties, which recognizes counties that address community challenges, implement operational improvements, or enhance their citizens' quality of life in a unique way. Catawba Regional COG was a lead partner with Chester County in the development of this mobile emergency response/management application. CRCOG staff is available to assist other localities and special purpose districts with the development of similar applications utilizing GIS technology. The Board received this report as information.

IV. Consideration of Transportation Items

1) 2024 SCDOT State Transportation Asset Management Plan (STAMP) System Performance Report

Mr. Allen presented the 2024 STAMP System Performance Report. This report is updated every two years and presents the baseline, performance/condition measures, targets, and the progress made towards achieving those targets.

A motion came as a recommendation from the Executive Committee, and, following discussion, passed unanimously to adopt the 2024 SCDOT STAMP System Performance Report.

2) LRTP Amendments

Mr. Allen provided an overview of the recommended 2015-2040 Long Range Transportation Plan's (LRTP) Priority Projects List amendments (attached). The amendments include the addition of four Chester, Lancaster, and York County corridor and intersection improvement projects.

A motion came as a recommendation from the Executive Committee, and, following discussion, passed unanimously to approve the proposed 2015-2040 LRTP priority project amendments.

3) TIP Amendments

Mr. Allen also provided an overview of the recommended 2024-2033 Transportation Improvement Program (TIP) amendments (attached), which would add four projects in Chester, Lancaster, and York Counties to the TIP.

A motion came as a recommendation from the Executive Committee, and, following discussion, passed unanimously to approve the proposed 2024-2033 TIP amendments.

Summary LRTP and TIP Amendments, as presented and passed, are attached as a permanent part of these minutes.

V. Other Business


There was no other business.

VI. Regional Roundup

This agenda item was omitted due to time considerations.

There being no further business, the meeting adjourned at 5:47 p.m.

Respectfully submitted,



Randy Imler
Executive Director

Consideration of Transportation Items

Mr. Allen presented transportation planning items for the COG Board’s consideration, including proposed amendments to the Catawba Region’s Transportation Improvement Program (TIP), amendments to the 2015-2040 Long Range Transportation Plan’s (LRTP) Priority Projects List, and adoption of the 2024 SCDOT State Transportation Asset Management Plan - System Performance Report, as recommended by the Catawba Regional COG Executive Committee from their February 13, 2025, meeting.

Priority Projects Amendments New Projects			
Project Name	Project Type	Cost Estimated	County
SC 55 from SC 557 to Paraham Road SC 55 & Highway 557 SC 55 & Griggs Road SC 55 & Lincoln Road SC 55 & N Paraham Road	Corridor and Intersection Improvement Projects	\$8,350,000	York
US 521/N Hampton Street from Marion Street to Richland Street US 521/N Hampton Street & Marion Street US 521/N Hampton Street & Matson Street US 521/N Hampton Street & E Hilton Street US 521/N Hampton Street & Richland Street	Corridor and Intersection Improvement Projects	\$3,490,000	Lancaster
SC9/W Meeting Street from N Catawba Street to W Meeting Street SC9/W Meeting Street & N Catawba Street SC9/W Meeting Street & N Main Street SC9/W Meeting Street & S Wylie Street SC9/W Meeting Street & N French Street SC9/W Meeting Street & Woodland Drive SC9/W Meeting Street & Pine Street SC9/W Meeting Street & Memorial Park Road SC9/W Meeting Street & Plantation Road	Corridor and Intersection Improvement Projects	\$3,840,000	Lancaster
S-275 (Saluda Street) from JA Cochran Bypass to Hudson Street Chester S-275N/Saluda Street & J.A. Cochran Bypass Chester S-275N/Saluda Street & Wylie Street Chester S-275N/Saluda Street & York Street/Hudson Street	Corridor and Intersection Improvement Projects	\$5,750,000	Chester

TIP Project Amendment New Projects			
Project Name	County	Project Type	Cost Estimated
SC-55/Lincoln Road	York	Intersection	\$680,000
US 521 Corridor Study	Lancaster	Corridor Study	\$300,000
US 321/Lancaster Hwy (SC-9)	Chester	Intersection Study	\$100,000
SC 9 (Pine Street to Memorial Drive)	Lancaster	Corridor Study	\$300,000