



**Regional Development Corporation Board Meeting
Via Zoom**

July 23, 2020 – 12:00 p.m.

MINUTES

Present via Zoom: Jessica Benson, Bobby Boykin, Alfred Mae Drakeford, Jeffrey Graham (Chairman), Linda Jackson, Drake McCormick, David Sanders, Jared Smith, Chuck Wilson
Excused: Roland Robinson
Not Present: Janson Cox, Jay Davis, Amy Kinard, George Kosinski, Earl Wilson
Guest Present: Melanie Greenough, UV Clean, CEO
Staff Present: Christopher McKinney (Executive Director), Dennis Cyphers (Government Services Chief), Rachel Katorkas (Finance Chief), Sylvia Frierson (Project Manager), Ashley Walker (Administrative Assistant I), Becky Minegar (Administrative Assistant II)

Welcome – Mr. Jeffrey Graham called the Regional Development Corporation Board meeting to order at 12:01 p.m.

Adoption of Agenda – The July 23, 2020 agenda was adopted.

Approval of Minutes – A motion was made by Ms. Alfred Mae Drakeford to approve the previous meeting minutes. The motion was seconded by Ms. Linda Jackson and passed unanimously.

Financial Report

The current financial report was presented by Mrs. Rachel Katorkas, Finance Chief that ran through June 30, 2020. She informed the board an annual audit of the financial statements will be done at the end of the year. She explained the first page of the report is a summary of revenues and expenditures and that 99% of the budget for revenue and 94% expended. Ms. Katorkas stated the change in interest earnings are due to the economic state. She further stated page two is a more detailed report of revenue and expenditures and page three is the balance sheet for assets, liabilities, and equity.

Old Business

Review of Projects discussed during May 20, 2020 Meeting

Mr. Christopher McKinney, Executive Director reviewed the Santee-Lynches Regional Development Corporation Mission Statement and the current and future RDC projects.

Neighborhood Improvement Program (NIP) Properties

Mr. McKinney stated the goal of the Neighborhood Improvement Program (NIP) was to stabilize property values through the removal of blighted properties in the City of Sumter and Camden. The NIP is a joint venture of the South Carolina State Housing Finance and Development Authority and the SC Housing Corporation. NIP is made possible by the U.S. Department of Treasury. The program required us to hold the properties for three (3) years and after three (3) years we are free to dispose of the properties as deemed beneficial to the RDC. The note is a 0%, non-amortizing loan, forgivable over a three (3) year term at 33.33% per year as loans the program requirements are met.

In the City of Sumter, we acquired 100 properties with one property being disqualified: 31 out-of-lien period



and 68 still in lien period. The one property was disqualified due to the previous owner trying to sell the property prior to evicting the tenant. The 99 properties resulted in \$69,141 in total taxes paid.

In the City of Camden and Kershaw County, we acquired 37 properties with two properties being disqualified: 6 out-of-lien period and 29 still in lien period. The 35 properties resulted in \$48,051 taxes paid.

Reducing Recidivism – Ink2Work

Mr. McKinney explained we are trying to find a way to tangibly reduce recidivism in our region. The Ink2Work program will give viable and sustainable jobs while in custody leading to vocational skills qualifications.

PPE Supplies

Mr. McKinney stated as we started planning for reopening, we saw there was a huge shortage of PPE and what was available was way overpriced. Mr. Dennis Cyphers contacted an importer on the west coast to meet the COGs needs as well as businesses, government agencies, and non-profits. The prices are 25-40% below retailers. Our sole purpose as a COG is to make ready access to people in our region. Ordering is available online at our website. As of June 24th, we have served 53 government agencies, non-profits, and businesses. We have generated \$21,065.58 in unrestricted funds. With these unrestricted funds, we want to do an appreciation across all four counties to recognize first responders, medical workers, janitorial workers, grocery store workers, etc.

Santee-Lynches Opportunity Zone Fund

Mr. McKinney stated we are investigating to see if this is feasible. There are Opportunity Zone Funds in South Carolina, but not for our region. We are working with local banks to explore establishing our own fund to attract investment dollars for our region. The purpose would be to provide a vehicle to capture investor capital gains specifically for our region versus state-wide fund. This would generate capital to complete regional projects to enhance quality of life and economic development.

UV Clean

Mr. McKinney stated UV Clean provides a clean, green, cost effective way to sterilize businesses, schools, etc. across the region. They use a technology that is 99.99% effective and this same technology is used across the country in major medical facilities. He explained we are trying to help them expand their territory and to help our businesses to gain access to a cost-effective way to sanitize. In this partnership we will earn 5% commission of referrals that result in a contract.

A discussion ensued concerning any businesses, municipalities, local governments, etc. interested in UV Clean. In response, Mr. Dennis Cyphers stated UV Clean provided a demonstration at Santee Wateree Regional Transportation Authority on their buses and have talked with private businesses inside and outside of our region.

New Business

Personal Protective Equipment (PPE)

Mr. McKinney explained we had to pause the PPE distribution due to our distributor being overwhelmed. We will be restarting on Friday, July 24th, now that our backlog is clear.

Santee-Lynches Opportunity Zone Fund

No additional information.



Ink2Work and Sumter County Sheriff's Office Partnership Agreements

Mr. Jeffrey Graham entertained a motion to approve the Ink2Work and Sumter County Sheriff's Office Partnership Agreements. Ms. Jessica Benson made a motion to approve the Ink2Work and Sumter County Sheriff's Office Partnership Agreements. Ms. Linda Jackson seconded the motion. There being no discussion, Chairman Graham called for the vote. **All were in favor and the motion passed unanimously.**

Neighborhood Initiative Program (NIP) Side-lot Process

Mr. Jeffrey Graham entertained a motion to approve the Neighborhood Initiative Program (NIP) Side-Lot Process. Ms. Alfred Mae Drakeford made a motion to approve Neighborhood Initiative Program (NIP) Side-Lot Process. Ms. Linda Jackson seconded the motion. There being no discussion, Chairman Graham called for the vote. **All were in favor and the motion passed unanimously.**

Neighborhood Initiative Program (NIP) Sale of Property/Online Auction

Mr. Jeffrey Graham entertained a motion to approve the Neighborhood Initiative Program (NIP) Sale of Property/Online Auction. Ms. Alfred Mae Drakeford made a motion to approve Neighborhood Initiative Program (NIP) Sale of Property/Online Auction. Ms. Jessica Benson seconded the motion.

Mr. McKinney added staff wanted to eliminate the potential of any perception of favoritism in the sale of any property and the use of a third party takes the RDC and staff completely out of the sale process.

There being no further discussion, Chairman Graham called for the vote. **All were in favor and the motion passed unanimously.**

UVC Cleaning Sales Representative Contract

Mr. Jeffrey Graham entertained a motion to approve the UVC Cleaning Sales Representative Contract. Ms. Jessica Benson made a motion to approve the UVC Cleaning Sales Representative Contract. Ms. Alfred Mae Drakeford seconded the motion.

Mr. McKinney reiterated; in this partnership we will earn 5% commission of referrals that result into a contract and provides safety for our region.

There being no further discussion, Chairman Graham called for the vote. **All were in favor and the motion passed unanimously.**

President's Comments

Chairman Graham thanked everyone for attending and providing opportunities for our region.

Adjournment

There being no other business, Mr. Graham called the meeting adjourned at 12:28 p.m.

Respectfully Submitted,

Christopher McKinney
CEO/Executive Director