



**Joint Meeting:  
University Ridge Public Facilities Corporation  
& University Ridge Redevelopment Management Corporation  
Minutes**

September 22, 2021  
12:05 p.m.

County Square – Conference Room D

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

**Present**

**Willis Meadows**, *District 19*  
**Dan Tripp**, *District 28*  
**Joe Kernell**, *County Administrator*  
**Patrick Leonard**, *Roca Point / The Georgetown Company*  
**Phil Mays**, *Roca Point / The Georgetown Company*

**Others Present**

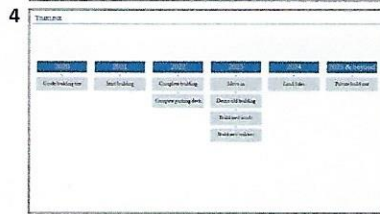
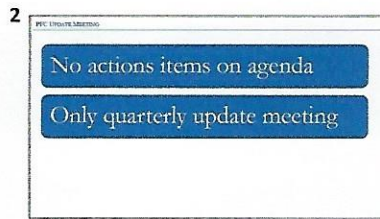
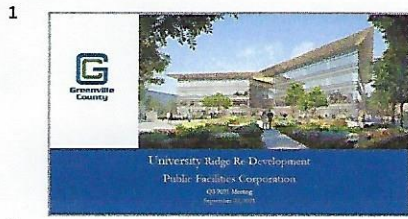
**Adam Flatto**, *Roca Point / The Georgetown Company*  
**James Dean**, *Roca Point / The Georgetown Company*  
**Danielle Handy**, *Roca Point / The Georgetown Company*  
**Mark Masachi**, *KDS Commercial Properties*  
**Joe Dill**, *District 17*  
**Mike Barnes**, *District 18*  
**Stephen Shaw**, *District 20*  
**Chris Harrison**, *District 21*  
**Stan Tzouvelekas**, *District 22*  
**Liz Seman**, *District 24*  
**Ennis Fant**, *District 25*  
**Lynn Ballard**, *District 26*  
**Butch Kirven**, *District 27*  
**Regina McCaskill**, *Clerk to County Council*  
**Kim Wunder**, *Assistant County Attorney*  
**John Hansley**, *Deputy County Administrator*  
**Shannon Herman**, *Assistant County Administrator*  
**Nicole Wood**, *Assistant County Administrator*

**Item (1)            Call to Order**

Willis Meadows

Item (2)

**Project Update**

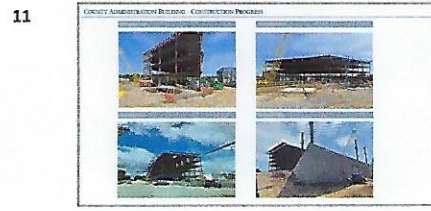
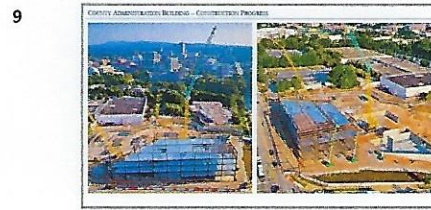


Patrick Leonard stated there were no action items on the agenda; the purpose of the meeting was to provide the required quarterly update.

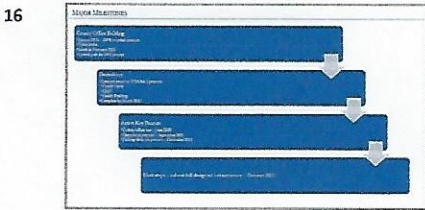
Mr. Leonard stated the new Greenville County Office Building would be controlled by Greenville County; it was not part of the PFC (Public Facilities Corporation). The Master Redevelopment was controlled by the PFC; however, it could not start until the new county office building was completed.

The "South Tower" had been topped out and the "North Tower" was currently under construction. The steel for both towers should be up by November. Progress on the building was going well. The developers were very pleased with DPR Construction. With the pandemic, there were shortage issues with labor and materials; DPR had done a wonderful job of keeping things on schedule. The goal was to have the project substantially completed by the end of 2022 and finished by February of 2023. At that point, County offices would move into the building.

Slides 6 through 15 show the work that was currently being done on the project.





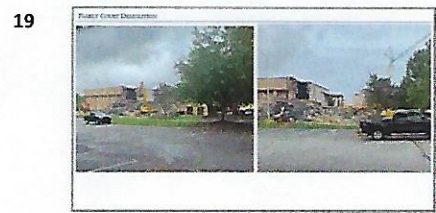
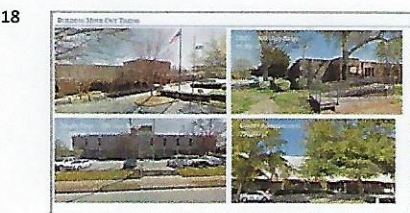


Mr. Leonard stated a contract was awarded to TOA for demolition of the Family Court Building, DMV and the Health Department. The demolition was expected to be completed by March of 2022. Currently, the Family Court Building was being demolished. Demolition of those properties would create more land for the Master Development.

Some key active permits included the following:

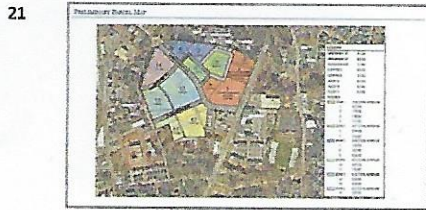
- County office site received in June of 2020.
- Demolition permits received in September 2021
- Parking deck site permits were expected to be received by December 2021

The full permit submittal to the City of Greenville for all future infrastructure, which included water, sewer and storm would more than likely take place in October of 2021.



One of the key parts of the proposed roads was the connection on Church Street at the Governor's School. The developer was currently working with the Governor's School to upgrade an extremely old sewer line. The connection would allow access to the Swamp Rabbit Trail.





The roads would have to be reconfigured significantly once work on the Master Development began.

Mr. Leonard stated the demo contractor salvaged whatever was possible to offset the price.



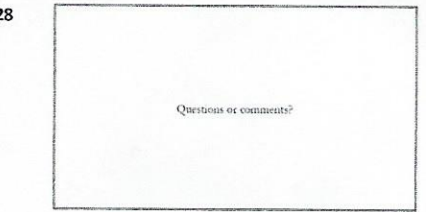
The new County office building would be paid for by the value of the land. Each of the parcels would be assigned a value.



Mr. Leonard stated they had looked at the water and sewer planning on a high level. Along with the City of Greenville, they were now looking at exactly what needed to happen with the water and sewer as well as site grading and storm drainage.



The County Plaza and Memorial Wall would be finished after all the demolition was completed. Over the next six (6) months, demolition of the buildings would be completed, permits for the new roads over the next year, complete the new County Office Building in the beginning of 2023 and start the Master Plan after that.



**Item (3)**

**Executive Session**

Mr. Kernell moved to go into an Executive Session for discussion of negotiations incident to composed contractual arrangements and proposed sale and purchase of property to receive legal advice relates to a pending threatened or contingent claim or others matters covered by the attorney/client privilege settlement of legal claims for the position of the County and other advisory situations involving assertion against the County of a claim.

Motion carried unanimously and the committee went into Executive Session at 12:16 p.m.

The Committee Meeting reconvened at 12:43 p.m.

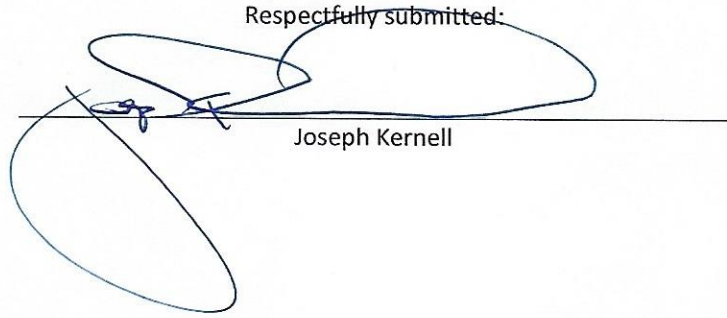
**Item (4)**

**Adjournment**

**Action:**

Without objection the meeting adjourned at 12:44 p.m.

Respectfully submitted:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line. The signature is positioned to the left of the printed name 'Joseph Kernell'.

Joseph Kernell