

**BOARD OF DIRECTORS**

Vincent G. Graham, *Chairman*

Ernest Duncan

Senator Hugh K. Leatherman, Sr.

H.B. "Chip" Limehouse, III

Representative J. Gary Simrill

Joe E. Taylor, Jr.

Mike Wooten

**South Carolina  
Transportation Infrastructure Bank**



955 Park Street  
Room 120 B  
Columbia, SC 29201  
P: (803) 737-2875  
Fax: (803) 737-2014

**SOUTH CAROLINA  
TRANSPORTATION INFRASTRUCTURE BANK BOARD  
Evaluation Committee Meeting**

SCDOT Headquarters Building  
955 Park St., Room 306  
Columbia, SC

January 30, 2017  
2:00 p.m.

**AGENDA**

- I. Introductions
- II. Discussion of Process
- III. Review of Projects Submitted
  - A. York County
  - B. Berkeley County
  - C. Jasper/Hardeeville
- IV. Other

Chairman Vincent Graham

MINUTES  
South Carolina Transportation Infrastructure Bank  
SCTIB EVALUATION COMMITTEE MEETING

SCDOT Headquarters Building  
3rd Floor Conference Room  
955 Park Street  
Columbia, SC 29201

January 30, 2017  
2:00 p.m.

**NOTE: Notification of the time, date, place and agenda of this meeting has been posted and sent, in accordance with the provisions of the South Carolina Freedom of Information Act, to all persons or organizations, local news media, and other news media that requested notification of the time, date, place and agenda of this meeting. Efforts to notify the requesting person or entity include, but are not limited to, the transmissions of notice by U. S. Mail, electronic mail, or facsimile.**

Present: Vincent G. Graham, Chairman, Presiding  
Joe E. Taylor, Jr.  
Ron Patton, Deputy Secretary for Intermodal Transportation , South  
Carolina Department of Transportation

Absent: Ernest Duncan

Others present: Tami Reed, representing the Bank; members of the public; and representatives from several counties.

The meeting was called to order by Chairman Graham. He introduced himself as the Chairman of the Board and also of the Evaluation Committee.

**Process for Evaluations**

Chairman Graham gave a brief explanation of the process for the evaluations. The applications are reviewed based on three basic overlying criteria; public benefit, financial plan and project approach. There are different criteria under each of the headings. Public benefits there are ten different criteria, financial plan twenty five and project approach four. That is a total of thirty nine criteria that is assessed. Chairman Graham stated that the agenda would be juggled some because Jasper County would speak first.

## **Jasper County/Town of Hardeeville Interstate 95 Exit 3 Project**

Ron Patton asked Mayor Harry Williams of Hardeeville what the status of the environmental document which is critical for the project. He explained in order to get a new access on the interstate Federal Highway requires an interchange justification for it which goes to USDOT.

Mr. Williams deferred to Mr. Fulghum the County Administrator.

Before Mr. Fulghum could speak, Chairman Graham stated that Act 275 passed last summer has to be taken into account in the overall evaluation of the project.

Mr. Fulghum stated that the question was a technical one and deferred to Mr. Vest with Stratford Land and Mr. Lamar Mercer with Thomas and Hutton.

Mr. Vest stated that the project had a very slow start because of the administrative process that was necessary to vet the consultants to do the work and to get through the first gate with the Army Corp of Engineers. The grant was envisioned that the environmental document would be an Environmental Assessment (EA). Early in the process the Corp of Engineers stated that an Environmental Impact Statement (EIS) would be needed which is a higher standard type of document. The county wanted to be able to withstand any kind of environmental group or third party group challenge that might come about. The county has made the formal 404 permit application for the Riverport Project and will be making one soon for Exit 3. Jasper County is probably 70 or 75 percent into the work of the EIS which is why the county needs a financial commitment.

Ron Patton stated that the Federal Highway Administration and the Army Corp of Engineers will typically not sign on documents unless there was money.

Mr. Vest stated that there is a draft Interchange Justification Report (IJR) in their application. In the draft IJR Exit 3 is necessary. The IJR can't be called an approved document until the National Environmental Policy Act (NEPA) document is issued. A new traffic study was completed to ensure that the traffic numbers were fresh and consistent with what the IJR showed.

Chairman Graham asked if Jasper had a budget for construction.

Mr. Vest stated the original grant was to get the documents read for construction. He stated that his commitment was to the county and city and that the shortfall would be picked up.

Mr. Joe Taylor stated that Act 275 requires prioritization and to take in the priority of the state and funding. He stated that if the South Carolina Transportation Infrastructure Bank (SCTIB) was asked where the project ranked on the state priority list that they would not be able to answer the question. He stated after the last meeting the board received a very firm letter from elected officials that basically said Act 275 is clear.

Mr. Taylor made a motion to defer until the board has a type of prioritization clarification. Chairman Graham seconded the motion. Motion passed.

Mr. Joe Taylor stated that the bank is using a business approach that hasn't been seen in the past. He stated that he has concerns about insufficient private funds. He stated that he would like to see more private funding.

Chairman Graham stated that the County needed more "skin in the game".

Mr. Vest stated that the application was modified based on the conversation from the last site meeting. The proposal had been modified to basically to thirds. He stated that he was surprised that Chairman Graham didn't think they had "enough skin in the game". The five thousand acres are owned free and clear. He stated the process was started seven years ago under one set of rules and now the rules have changed along the way.

Mayor Harry Williams stated that they were putting "skin in the game" because of the public benefit to the state. He stated the unemployment rate is 3.5 percent which is lower than the state and national level.

Mr. Taylor said he appreciated Mayor Williams' comments; he stated that right now state transportation funding is a very hot item. The state is arguing about rebates and gas taxes.

Mayor Williams stated that there is a human side and a big side to Exit 3. The board needs to look toward the future before it becomes a problem.

Mr. Vest stated that as of right now there is one property owner who is in agreement and in the future they may not have that. In the future, it would be much more expensive.

There was discussion about satisfying the boards concerns then Mr. Joe Taylor stated that the project had to be ranked among the other highway projects and that is where the issue is going to come.

Mr. Ron Patton stated that with Act 275 there are a lot of commitments. The South Carolina Department of Transportation (SCDOT) has thirty as far as where the cash flow will go.

Mr. Vest stated that he didn't understand how the ranking works. Mr. Joe Taylor stated that he didn't either yet but that he had gotten a letter from Senator Grooms that stated he needed to understand how it worked before voting for the next project.

Chairman Graham stated that the next board meeting is March 14<sup>th</sup> and that the evaluation committee would try to meet before then.

Mr. Taylor stated he was not comfortable with the amount of private level of cash going into the project; after discussion with Mr. Vest, he stated that he almost felt like the project was a real estate deal.

Mr. Vest stated that the roadway is a major thoroughfare for the city of Hardeeville and Jasper County.

Mr. Vest compared the project to the Sheep Island project and stated that they tried to emulate the project which is why they revised the application.

Chairman Graham asked Mr. Vest if the project went into private funding what would be asked of them. Mr. Vest replied that you can't finance an interchange on the interstate because the bank can't repossess it. After some discussion, Chairman Graham stated the committee would think about it and for them to be mindful too that the bank has new directives.

### **York County**

Chairman Graham thanked York County for coming and called the meeting back to order.

Mr. Joe Taylor stated that the committee had a great meeting with York County and recommended that the board defer to SCDOT to handle. Chairman Graham accepted that as a motion. The motion was seconded.

### **Berkeley County/Interstate 26**

Berkeley County was not present for the meeting. Mr. Joe Taylor made a motion to defer the application until matters on the existing construction project was cleared up; Chairman Graham seconded the motion. Chairman Graham made a motion to adjourn. Mr. Joe Taylor seconded the motion.