



**REGULAR MEETING OF FLORENCE BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, JUNE 25, 2026 - 3:30 PM
324 WEST EVANS STREET
MAGNOLIA ROOM
FLORENCE, SC**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
 - a. May 21, 2026
- III. MONTHLY URBAN SQUARE UPDATE BY STYX CO**
- IV. LEVY PARK**
- V. GENERAL DISCUSSION RELATED TO BUSINESS DEVELOPMENT NEEDS AND CONSIDERATIONS FOR THE CITY OF FLORENCE**

(Note: Action may be taken during committee Meeting to recommend action to City Council.)
- VI. NEXT MEETING – JULY 23, 2026, AT MCLEOD HEALTH**
- VII. ADJOURN**



**FLORENCE CITY COUNCIL
BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, MAY 21, 2026 – 3:30 PM
AESC TRAINING CENTER
CONFERENCE ROOM
2571 ENERGY DRIVE
FLORENCE, SOUTH CAROLINA 29506**

Members Present:

Mayor Pro Tem, Jebaily, Mayor Barnes, and Councilman McKay (via phone)
Scotty Davis, Clint Moore, and Michael Hemingway

Member Absent: None.

Also Present: Deidre Weaver-Currin, Post & Courier and Emily Ribero, SC NOW

Call to Order:

Councilman Pro Tem Jebaily called the May 21, 2026, meeting of the City of Florence Business Development Committee to order at 3:32 PM.

Matters Discussed:

URBAN SQUARE UPDATE FOR STYX CO by Clint Moore

- First floor framed
- Street scape has been submitted to SCDOT and waiting for encroachment permit
- Duke underground conversion will occur from Evans to Baroody and along Coit Street. Duke is ready to start installation of three switch gears at the railroad crossing, mid-block, and at the City Center property edge. Encroachment permit has also been submitted to the railroad.
- Advertisement of the Office Building has been released with rendering showing both 3 and 4 story options

MUSC & McLEOD TANK PROJECT

Clint stated, that the application submittal deadline closed April 28, 2026. Grant application is for \$16 M with a 20% match. Both MUSC and McLeod are providing the property as participation and partnership with the grant application.

RAIL CROSSING ELIMINATION GRANT

- Planning & Construction Grant received two years ago.
- This is a SCDOT subsidiary grant.
- Thirty-one (31) rail crossings within the city and one has been previously closed.
- Focus is the ten (10) major crossings to them safer for pedestrian crossing with guidance being directed by the city's Comprehensive and Downtown Plans
- Mayor Pro Tem Jebaily stated that McLeod is a project planned along East Evans and it's in the initial stages of design and asked would be meeting with them to ensure the projects work together. Clint responded by stating that multiple meeting will be held with significant stake holders (SCDOT, FLATs, and McLeod) prior to any plan being finalized.
- The goal is to complete the planning phase of the project by December 2026. The city has been awarded \$65,000 to complete the plan. The planning phase will allow for the development of budget for construction with formal adoption by City Council. Mayor Pro Tem asked that an update be presented to the Business Development Committee before going to full Council for a Resolution.

SCDOT PROJECTS WITH CITY UTILITY IMPACT

- Exit 170 Interchange - Mayor shared future plan via FLATs of pending change to the current design of this interchange requiring the relocation of existing water and sewer infrastructure at a cost borne by the city and its rate payers.
- Coles Crossroads (Intersection of South Irby Street & Second Loop/Pamplico Highway) – again future plan via FLATs to pending change to the current design of this interchange requiring the relocation of existing water and sewer infrastructure at a cost borne by the city and its rate payers.

Both projects will cost the city in the millions for cost and not including customer service and logistical issues for existing utility customers and operational complexities.

GENERAL UTILITY CAPITAL INFRASTRUCTURE UPDATE

- AESC
 - Phase II 24-inch water line construction and installation along Energy Drive is 95% complete
 - Completing close-out of the 30-inch gravity sewer along Energy Drive
 - 30-inch force main along 90% installed
 - 12 million gallon pump station has completed the sheet piling process
- Florence East Industrial Park
 - 1 million gallon elevated water tank nearing 40% design phase
- SCRIA-SCIIP GE Groundwater Treatment Plant
 - Project presently on schedule to have the facility come online Fall 2026
- SWTP
 - Contractor continuing to move forward with submittals, while completing onsite investigation of existing infrastructure and work components to verify measurements for new infrastructure
 - Contractor will be mobilizing onsite July 2026 to initiate field construction for the project
- Federal funding update
 - USEPA – WIFIA first round approval granted and scheduling work session to begin the second and final round for grant approval
 - EDA – Tropical Storm Debbie grant submittal finalized
 - SCRIA – awarded \$1.5 M for Jeffries Creek Sewer Interceptor (Middle South Section)
 - Senator Graham has submitted \$11.2 M for FY27 Appropriation via US Army Corps of Engineering
Tour of the Training Center led by Cameron Shepard, Area Director, Division of Economic Development – SC Technical College System

APPROVAL OF MINUTES FROM APRIL 16, 2026, motion by Mayor Barnes and second Councilman McKay. Motion approved

Motion to adjourn by Mayor Barnes and second by Councilman McKay session adjourned at 4:02 PM.