



**REGULAR MEETING OF FLORENCE BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, JULY 23, 2026 - 3:30 PM
324 WEST EVANS STREET
MAGNOLIA ROOM
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

June 25, 2026

III. MONTHLY URBAN SQUARE UPDATE BY STYX CO

**IV. 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.)

V. NEXT MEETING – AUGUST 13, 2026

VI. ADJOURN



**FLORENCE CITY COUNCIL
BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, JUNE 25, 2026 – 3:30 PM
CITY COUNCIL CHAMBERS – MAGNOLIA CONFERENCE ROOM
FLORENCE, SOUTH CAROLINA 29506**

Members Present:

Mayor Pro Tem, Jebaily, Mayor Barnes, and Councilman McKay
Scotty Davis and Michael Hemingway

Member Absent: Clint Moore

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

Call to Order:

Councilman Pro Tem Jebaily called the June 25, 2026, meeting of the City of Florence Business Development Committee to order at 3:35 PM.

APPROVAL OF MINUTES FROM MAY 21, 2026

Motion by Mayor Barnes and second Councilman McKay. Motion approved

Matters Discussed:

URBAN SQUARE UPDATE FOR STYX CO sent by Clint Moore

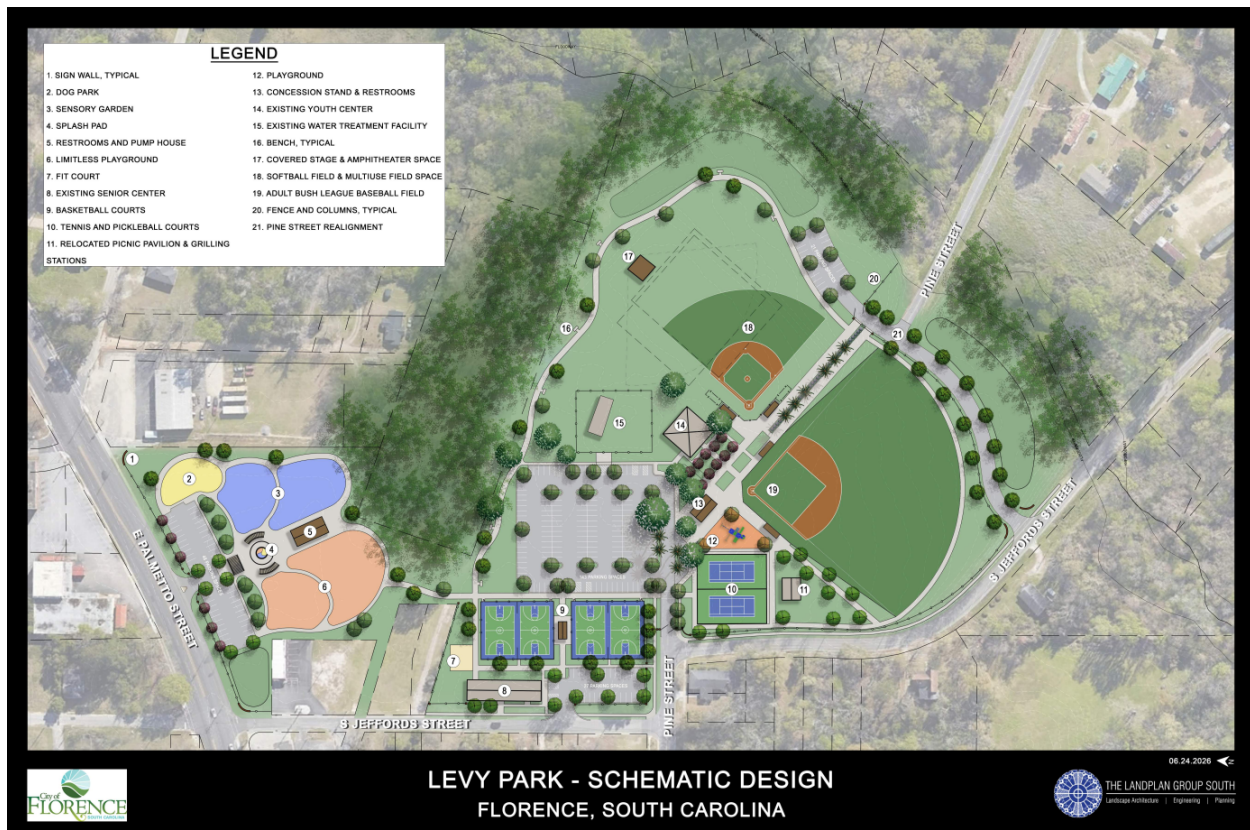
- No new info. The only update is that they are actually ahead of schedule right now.

Councilman McKay asked if the apartments are for rent or lease. Mayor Pro Tem Jebaily stated, the apartments are for rent, but the future phase with the townhomes would be for sale.

LEVY PARK UPDATE information provided by Victoria Nash and Clint Moore

- Design is complete. The final grading plan is at 90%. We are having to get depths on some of our water and raw water lines to the Pine Street water treatment plant to finalize all grading.

- We provided an update to the neighborhood at their last meeting. Once grading design is complete and we have everything finalized we will host another public meeting.
- Request for the portion of Pine street that will be abandoned has been submitted and will be on the commissions next meeting. Waiting on SCDOT on a scheduled time and date for the commission meeting.
- Designer has been preparing bid documents in advance. If we are having delays with permitting (SCDOT, Army Corps, etc...) we will split the project in two phases so that we can be sure to meet time requirements.
- Architecture design for the buildings (concession, restrooms, etc...) is at 90% complete.
- Clint will get an estimate on the designers completion date so that we can meet with the Mayor, Pro Tem, and councilman Smith, prior to the public meeting.



Mayor Pro Tem Jebaily asked that architects, The LandPlan Group South be present at the August 13, 2026, Business Development Committee meeting.

City Manager, Scotty Davis provided an update of the recreation projects:

Freedom Florence Football – fields are still on schedule to be ready opening date but construction of the site will not be fully completed.

Mayor Barnes asked how many soft ball field are located at Freedom Florence – a total of nine (9).

Tennis Courts - \$1M upgrade in addition to \$2M Bruce & Lee to add additional courts. Tennis contributes half of the city's \$13.5 M Economic Impact for Sports Tourisms.

Mayor Pro Tem Jebaily stated, that Ernie James has about additional tennis courts being located within the new Levy Park project. Scotty will meet with him to discuss, but emphasized the extremely tight fiscal budget with the project already. Current design is to have two courts and Ernie James would prefer four courts.

Basketball – New court will have a seating capacity of 1,500 spectators with a new championship court. This is being possible with the purchase of the two adjacent abandoned properties.

Mayor Barnes asked pickle ball opportunities within the scope of the new construction of expanding the facility. City Manager Davis stated, the courts will be multi-use serving not only basketball but both pickle and volley ball as well.

Mayor Pro Tem Jebaily asked when would be basketball project design would be completed? City Manager Davis, stated it should be finalized in a little more than a month.

Mayor Barnes asked, how will the construction of the facility impact recreation activities within the campus site. Scotty stated, conversations are being held by staff as to how scheduling sequence can be adjusted to serve all aspects of the campus with the least impact to services provided by the facility.

STORM WATER UPDATE

- Timrod Park (South Coit & McQueen) – going very well and based upon current weather conditions South Coit should be ready to be reopened within the next month. Total project on schedule to be completed Winter 2026.
- Pennsylvania & North Coit – contractor is entering the last phase of work within this project.
- Oakland Avenue – Initial bids received were above allocated budgeted funding. Clint has some conversations scheduled with SCOR to seek additional funding, if any are available to allow the project to be rebid and complete the entire scope of the engineering design.

Scotty provided an update from the Finance Council Committee related to local bid preference as requested by Councilman McKay. Scotty stated, the minutes will be forwarded to the full Council.

Councilman McKay asked for the Chamber provide an update on some frequency related to the Chamber's Small Business Round Table and for Michael Miller, Chamber President to present at our August 13, 2026 meeting.

Mayor talked about downtown introduction of the new police biking and walking program June 24, 2026. Scotty stated, that two (2) officers will be dedicated to this area between 12 – 8 PM. Two additional officers will be sent to Bike School to obtain bike certification necessary to be a bike patrol officer. In addition, officers will be receiving additional training and certification as to the best methods to handle the homeless community.

The August meeting will be held August 13, 2026, as per request of Mayor Pro Tem Jebaily.

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
- Funding update
 - 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

Motion to adjourn by Councilman McKay with second by Mayor Barnes session adjourned at 4:13 PM.