



**REGULAR MEETING OF FLORENCE BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, AUGUST 13, 2026 - 3:30 PM
324 WEST EVANS STREET
MAGNOLIA ROOM
FLORENCE, SOUTH CAROLINA**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
 - a. July 23, 2026**
- III. FLORENCE CHAMBER - SMALL BUSINESS UPDATE**
- IV. MONTHLY URBAN SQUARE UPDATE BY STYX CO**
- 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 – THURSDAY, SEPTEMBER 17, 2026**
- VII. ADJOURN**



**FLORENCE CITY COUNCIL
BUSINESS DEVELOPMENT COMMITTEE
THURSDAY, JULY 23, 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, Clint Moore, and Michael Hemingway

Member Absent:

Also Present: Deidre Weaver-Currin, Post & Courier

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 JUNE 25, 2026

Motion by Councilman McKay and Mayor Barnes. Motion approved

Matters Discussed:

URBAN SQUARE UPDATE FOR STYX CO by Clint Moore

- 4th floor added and process is coming along very well
- Mayor Barnes asked is the parking space going to be available for the Pecan Festival? Parking will be available within the three parking decks within the downtown along with available surface parking spaces.

City Manager, Scotty Davis general discussion review of high moments from the Municipal Association of South Carolina (MASC) 2026 Annual Meeting from Greenville, SC.

- Insight from the presentation and discussion of 13 Ways to Kill Your Community by Doug Griffiths. Has purchased a copy of the book for each council member.

- Revitalize or Die FB Page is similar as per Mayor Pro Tem Jebailly.
- July 29, 2026, distribution of Arctic Cooling Fans by Florence Police Department along with Greg's Grocery food boxes. Mayor Pro Tem Jebailly asked if transportation assistance can be provided and to provide the location of available cooling stations within the city. Councilman McKay asked about the feasibility of using PDTRA for transportation to the various locations.

GENERAL UTILITY CAPITAL INFRASTRUCTURE UPDATE

- AESC
 - Phase II 24-inch water line construction and installation along Energy Drive is complete with the contractor waiting for SCDES to schedule line pressure test and collect bacteriological samples.
 - Completing close-out of the 30-inch gravity sewer along Energy Drive
 - 30-inch force main along 90% installed
 - 12 million gallon pump station – contractor has completed concrete pour of the base foundation and first phase of vertical concrete pour
- Florence East Industrial Park
 - 1 million gallon elevated water tank nearing 40% design phase. Engineering team is presently completing onsite geotechnical analysis.
- SCRIA-SCIIP GE Groundwater Treatment Plant
 - Project 80% complete and still on schedule for 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 August 2026
 - Contractor has initiated field survey for existing infrastructure
- Funding update
 - EDA – met with agency and starting process over for two groundwater treatment plants that has not initiated any work at all
 - SCRIA – awarded \$1.5 M for Jeffries Creek Sewer Interceptor (Middle South Section). Engineering, staff, and SCRIA held preconstruction coordination meeting.

Clint provided the following projects update:

- Capital Penny Sales Tax III - Group 11 resurfacing (Crown Circle, Byrd Ln, Orange Circle, Aaron Circle, Tradd Ct, Mortimer St, Booker St, Stackley St, Hamlin St, N Guerry St, Woodward St, Harmony St). Under construction.
- Capital Penny Sales Tax III - Group 13 resurfacing (Kent Circle, Windsor Rd, Canterbury Rd, Loquat Dr, Sumac Dr, Elderberry Dr, Inverness Dr, Brigadoon Ln, Lazar Place, Poinsett Dr, and Marion Ave). Under construction.
- Sarah Townhomes to start back with construction end of summer
- 175 North Dargan Jewelry Store has reached project substantial completion
- FMU has poured the slab for the new Cheves Street facility and should be vertical construction late summer
- South Carolina Department of Public Health will move into the former Morning News Building and adding additional 10,000 SQFT to the existing structure
- 515 South Irby Street (former Krispy Kreme) will be a new Hispanic Bakery
- 2 upfit grants for the August City Council meeting with one being for a restaurant and the second a business with downtown along West Evans and North Dargan
- Pennsylvania stormwater project will be completed early Fall 2026
- Cedar/McQueen stormwater project along with Coit Street is also nearing completion for a late Fall 2026 timeline
- Oakland Avenue stormwater project received bids were more than \$1.5 million over budget. Meeting with SCOR to seek additional funding and acceptable value engineering components. Project expected to begin Fall 2026.
- Baroody & Cheves Street project advertisements will be released mid-August 2026
- Will present SCDOT agreement at the August City Council meeting for all the utility relocations due to the new bridge construction projects
- New street lights to be installed along South Dargan near Poynor once ATT removes their infrastructure
- Carolina Theater construction is substantially complete and will be available for the September 23, 2026, Council Work Session. Exterior painting will begin next week and interior work continues.
- Currently the Florence market is at a good commercial construction level within the city.

Scotty also shared that banking services will be taken to the Finance Committee next week with the current service contract expiring early 2027.

Motion to adjourn by Mayor Pro Tem Jebaily with second by Councilman Mckay session adjourned at 4:13 PM.