

**JOINT MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD MEETING
October 26, 2023 – 8:00 AM
SC Government Center - Planning Conference Room**

Members Present

Heather Brown
Robert Doherty
Karen Ellsweig
John Konefal
Josh Potosek
Gerald Skoda
Jay Weinstein

Members Absent

Joe Perrello
Alan Sorensen

Others Present

Richard Baum
Len Bernardo
Sharon Jankiewicz
Kassondra Johnstone
Michael McGuire
Chet Smith

- I. **Call to Order**
Heather Brown called the meeting to order with quorum at 8:00 AM.

- II. **Approval of Minutes**
On a motion by Ms. Ellsweig seconded by Mr. Potosek, the August 29, 2023 meeting minutes were approved.

- III. **ECC Updates**
Administrative Update. Ms. Johnstone informed the Board that there had been no major repairs or replacements had been undertaken and bills were being paid on schedule.

- IV. **Water Company Updates**
Water Company Disposition. Ms. Brown reported that attorney and former water company owner Richard Baum had been retained as counsel for the disposition process and would give a presentation on his experience.

Mr. Baum gave a brief overview of how the transfer of a water company works, including a joint application being submitted by ECC and the transfer entity to the Public Service Commission, including a complete engineering study of existing infrastructure for both entities, financial plan for operating the company, and a rate study if the transfer entity is a private company (which could take up to 18 months). The Public Service Commission makes the ultimate decision on if the water company can be transferred to the entity evaluating the studies and not the amount offered to purchase the company.

The Board asked if a Request for Proposals or official solicitations for a new owner for the water company is required. Mr. McGuire and Ms. Jankiewicz advised that they would research the process as it may be different depending on what kind of owner is solicited, public or private. Selection must be done by the Board before any application to the Public Service Commission commences.

Mr. Potosek and Ms. Brown discussed ECC's lack of a disposition policy and decided to check with the Authorities Budget Office on how to proceed with any disposition.

The Board agreed to meet again on November 9, 2023 at 8 AM to discuss the findings and the process forward.

V. Public Comment

Len Bernardo asked Mr. Baum if he knew of any cases where a different municipality had taken over a water company outside of their municipality.

Chet Smith requested that the Board consider the effect that municipal acquisition would have on the existing Rock Hill residents and businesses before making a decision on a transfer entity, as a municipality would need to extend the lines.

VI. Adjournment

Mr. Skoda made a motion to adjourn the meeting, seconded by Jay Weinstein and unanimously carried. The meeting adjourned at 8:44 am.

**MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
AUDIT COMMITTEE MEETING
October 26, 2023 – 8:30 AM
SC Government Center - Planning Conference Room**

Members Present

Heather Brown
Robert Doherty
Gerald Skoda
Jay Weinstein

Others Present

Richard Baum
Sharon Jankiewicz
Kassondra Johnstone

I. Call to Order

Heather Brown called the meeting to order at 8:45 AM.

II. Audit

Ms. Brown reported that she would work with other County-formed LDCs to create a combined Request for Quotes for Audit Services at a more cost-effective rate, which was agreed upon by all.

III. Public Comment

None.

IV. Adjournment

Mr. Skoda made a motion to adjourn the meeting, seconded by Mr. Weinstein and unanimously carried. The meeting adjourned at 8:48 am.

**MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
GOVERNANCE COMMITTEE MEETING
October 26, 2023 – 8:40 AM
SC Government Center - Planning Conference Room**

Members Present

Heather Brown
Robert Doherty
Gerald Skoda
Jay Weinstein

Members Absent

Gerald Skoda

Others Present

Richard Baum
Sharon Jankiewicz
Kassondra Johnstone

I. Call to Order

Heather Brown called the meeting to order at 8:44 AM.

II. New Business

None.

III. Public Comment

None.

IV. Adjournment

Mr. Weinstein made a motion to adjourn the meeting, seconded by Mr. Skoda and unanimously carried. The meeting adjourned at 8:45am.