

1. Agenda

Documents:

[2024_11_19AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_11_19PCARD.PDF](#)

[2024_11_19PARKINGDECK.PDF](#)

[2024_11_19NETTLES.PDF](#)

[2024_11_19RDRA.PDF](#)

[CLEMSON MAYOR SIGNED 11222024.PDF](#)

[2024_11_19CLEMSON8.PDF](#)

[2024_11_19EDAC.PDF](#)

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CITY OF Clemson SOUTH CAROLINA

**Agenda, Clemson City Council
November 19th, 2024
Council Chamber, Clemson City Hall**

6:30 PM Call To Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Fulmer

Proclamations: Small Business Saturday

Public Session: (3-minute limit per speaker)

Approval of Minutes: November 4th, 2024

Reports/Discussion

- a. Discuss a possible infrastructure reimbursement agreement between One Clemson Development, LLC and the City of Clemson. – Deputy City Administrator Allison Gantte
- b. Discuss the 2025 employee benefits renewal. – Human Resources Director Tracy Taylor
- c. Receive a recommendation from the Economic Development Advisory Committee to add more public restrooms to the proposed downtown building plan. – Community Engagement Coordinator Lindsey Newton
- d. Staff Reports

Policy Action (2-minute limit per speaker)

Other Policy Items

- a. Consider approving a sign to be placed in the right of way in designated locations to create awareness for the 2025 Clemson 8 event.- Mayor Halfacre
- b. Consider authorizing the Mayor to provide a letter of support to the National Low Income Housing Coalition. – Mayor Halfacre
- c. Consider awarding change order number one in the amount of \$49,000.00 to Foothills Contracting Service LLC, to add shade structures and concrete pads to the dog parks currently under construction at Nettles Park.- City Engineer Nathan Hinkle
- d. Consider awarding a contract for maintenance and repairs to the Keith Street Parking Deck. – City Engineer Nathan Hinkle
- e. Authorize the City Administrator to take steps to enroll in the Bank of America – State of South Carolina purchase card contract. – Procurement Coordinator Brandon Burton

**Mayor-Council reports/comments/new business
Adjourn**



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



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CITY OF CLEMSON BID TABULATION

BID TABULATION

Project

Keith St. Parking Deck Repair

Date & Time of Opening 11/7/2024 4:00 PM

11/7/2024 4:00 PM

Place of Opening

Clemson City Hall Upper Conference Room

				Eskola Roofing and Waterproofing LLC		Strickland Water Proofing Co, Inc		Carolina Restoration & Waterproofing, Inc		Captial Restoration & Waterproofing, Inc		SEBRG, LLC		Watertight Systems, Inc	
Item number	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$13,500.00	\$13,500.00	\$3,575.00	\$3,575.00	\$12,500.00	\$12,500.00	\$11,500.00	\$11,500.00	\$1,095.00	\$1,095.00	\$5,302.00	\$5,302.00
2	Traffic Control	LS	1	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,850.00	\$2,850.00	\$8,940.00	\$8,940.00	\$20,000.00	\$20,000.00
Waterproofing Base Bid															
3	Horizontal Caulk Joint Replacement	LF	30	\$8.25	\$247.50	\$11.00	\$330.00	\$10.50	\$315.00	\$11.75	\$352.50	\$76.17	\$2,285.10	\$15.00	\$450.00
4	Vertical Caulk Joint Replacement	LF	126	\$9.00	\$1,134.00	\$12.00	\$1,512.00	\$10.50	\$1,323.00	\$12.25	\$1,543.50	\$84.68	\$10,669.68	\$20.00	\$2,520.00
Concrete Repair Bid Alternate #1															
5	Concrete Spall Repair - Horizontal	SF	6	\$130.00	\$780.00	\$148.00	\$888.00	\$165.00	\$990.00	\$126.00	\$756.00	\$854.17	\$5,125.02	\$300.00	\$1,800.00
6	Concrete Spall Repair - Overhead	SF	50	\$425.00	\$21,250.00	\$185.00	\$9,250.00	\$235.00	\$11,750.00	\$146.00	\$7,300.00	\$116.80	\$5,840.00	\$300.00	\$15,000.00
7	Crack Repair - Epoxy Injection	LF	14	\$190.00	\$2,660.00	\$222.00	\$3,108.00	\$237.00	\$3,318.00	\$137.00	\$1,918.00	\$638.21	\$8,934.94	\$150.00	\$2,100.00
8	Crack Repair - Route and Caulk	LF	111	\$18.00	\$1,998.00	\$9.00	\$999.00	\$18.00	\$1,998.00	\$9.50	\$1,054.50	\$28.60	\$3,174.60	\$20.00	\$2,220.00
9	Facade Repair Spall	SF	14	\$325.00	\$4,550.00	\$185.00	\$2,590.00	\$568.00	\$7,952.00	\$216.00	\$3,024.00	\$1,340.00	\$18,760.00	\$300.00	\$4,200.00
10	Steel Corrosion - Scrape & Paint	SF	275	\$15.00	\$4,125.00	\$22.00	\$6,050.00	\$20.00	\$5,500.00	\$28.50	\$7,837.50	\$149.40	\$41,085.00	\$50.00	\$13,750.00
Cleaning Bid Alternate #2															
11	Pressure Wash	LF	1	\$37,840.00	\$37,840.00	\$2,960.00	\$2,960.00	\$126,679.00	\$126,679.00	\$88,000.00	\$88,000.00	\$58,320.00	\$58,320.00	\$0.50	\$44,000.00
Total Base					\$19,881.50		\$8,417.00		\$17,138.00		\$16,246.00		\$22,989.78		\$28,272.00
Bid Alternate #1					\$35,363.00		\$22,885.00		\$31,508.00		\$21,890.00		\$82,919.56		\$39,070.00
Bid Alternate #2					\$37,840.00		\$2,960.00		\$126,679.00		\$88,000.00		\$58,320.00		\$44,000.00
Total Base + Alternates					\$93,084.50		\$34,262.00		\$175,325.00		\$126,136.00		\$164,229.34		\$111,342.00

Certified By: Timothy B. Burt
City of Clemson Procurement

Date: 11/7/2024



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

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☐ Report/Discussion

☐ Policy/Action

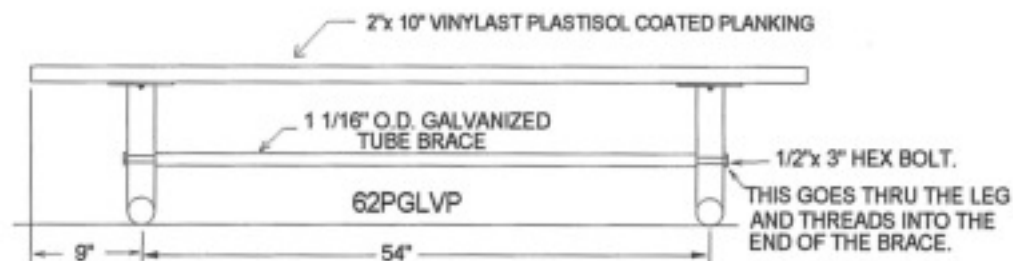
☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

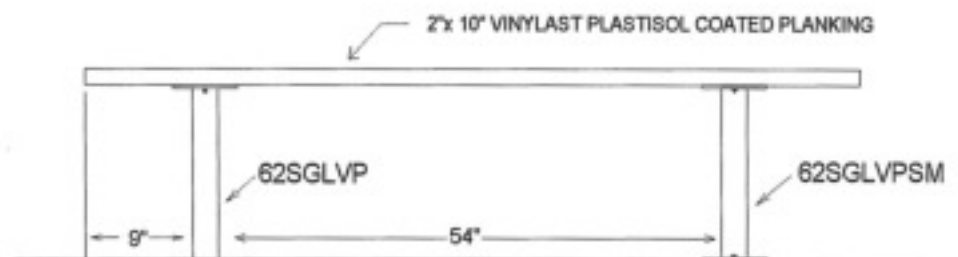
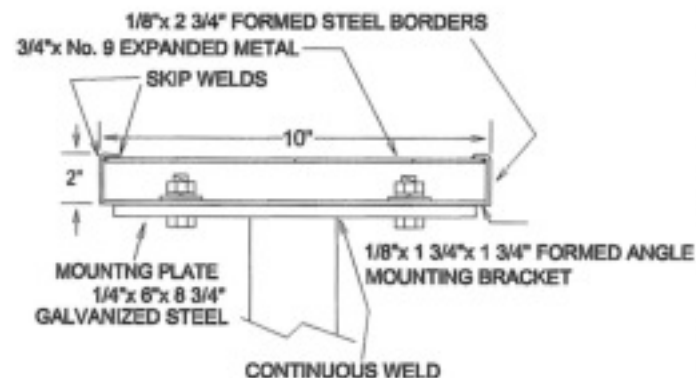


9/18/24		VERSION: 1.0		NETTLES PARK EXPANSION '23		CO-1	
1:20		DESIGNED BY: NWH					
PLOT DATE: 10/21/24		DRAWN BY: NWH					
				Change Order #1			
				Dog Park Shade			



END VIEW

ENTIRE SEAT ASSEMBLY IS COATED WITH VINYLAST PLASTISOL AFTER FABRICATION



MODEL	WT.
62SGLVP	58 lbs.
62SGLVPSM	58 lbs.
62PGLVP	60 lbs.

REV 10/00

FILE No. 62SGLVP,62SGLVPSM,62PGLVP



Kay Park Recreation

Making People Places, People Friendly Since 1954!
Email us: sales@kaypark.com or Call us: (800)553-2476
1301 Pine St. P.O. Box 477 Janesville, IA 50647

KAY PARK

MODEL	SEE ABOVE	WT.	SEE ABOVE
DRAWN BY	JB	DATE	10/9/00
SCALE	NONE		

Dog Park Change Order					
Item #	Item	Unit	Quantity	Unit Price	Item Price
43	4" Sidewalk w/Base	SF	540	\$15.00	\$8,100.00
44	10'x 22' Double Pole Rectangular Hip Sha	Each	2	\$17,700	\$35,400.00
45	6', In-Ground bench	Each	2	\$2,275	\$5,500.00
Total					<u>\$49,000.00</u>



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CITY OF Clemson SOUTH CAROLINA

11/21/24

The Honorable Chuck Schumer
U.S. Senate
Washington, DC 20510

The Honorable Mike Johnson
U.S. House of Representatives
Washington, DC 20510

The Honorable Mitch McConnell
U.S. Senate
Washington, DC 20510

The Honorable Hakeem Jeffries
U.S. House of Representatives
Washington, DC 20510

To Majority Leader Schumer, Minority Leader McConnell, Speaker Johnson, and Minority Leader Jeffries:

As Mayor of the City of Clemson, I write to urge you to include in any disaster supplemental package robust funding for the Community Development Block Grant – Disaster Recovery (CDBG-DR) program for disasters occurring in 2023 and 2024 and permanent authorization of the CDBG-DR program. These resources are needed to help my community fully and equitably recover from our recent disaster.

Millions of disaster survivors across the country face catastrophic, life-threatening, extreme weather events, including stronger hurricanes, extreme heat, unprecedented drought, and severe wildfires. In 2023, there were 25 separate billion-dollar disasters, including extreme tornado outbreaks in Alabama, Arkansas, Mississippi, Missouri, Tennessee, and across the central U.S., as well as devastating wildfires in Hawaii, severe flooding in California, and extreme blizzards in upstate New York. These disasters come after multiple other disasters in 2022, from Hurricane Ian along the Florida coast to catastrophic flooding in East Kentucky, deadly winter storms, and tornado outbreaks leaving behind devastated households and communities across the country.

Since 1992, Congress has provided nearly \$100 billion through the CDBG-DR program to help states and communities recover after a Presidentially declared major disaster. CDBG-DR funds address the “unmet



CITY OF Clemson SOUTH CAROLINA

needs” of disaster recovery that may not be met by other federal programs or funding sources. The programs provide flexible grants to help cities, counties, and states rebuild homes and other infrastructure after a disaster, especially in low-income areas. As a long-term, flexible, disaster recovery program, CDBG-DR can focus on the needs of those whose recovery was incomplete, as well as a disaster’s broader housing, economic, and infrastructure-related impacts that are unaddressed by short-term recovery programs administered by the Federal Emergency Management Agency (FEMA) and other disaster responders.

Insurance and short-term federal assistance are unable to cover the cost of a disaster for many low-income homeowners, renters, and people experiencing homelessness. State and local governments often struggle to repair infrastructure and facilitate economic development in low-income communities. Many of the lowest-income households – who are disproportionately affected by disasters but receive the least amount of assistance afterward – face homelessness or displacement as shorter-term assistance programs end. As the only source for federal long-term recovery funds, CDBG-DR can fill this gap in assistance and ensure every disaster survivor and their communities are able to fully and equitably recover.

Although other federal agencies have standing resources to quickly serve communities when disasters strike, CDBG-DR funds are only made available through special congressional approval. Due to the program’s lack of permanent authorization, the U.S. Department of Housing and Urban Development (HUD) must write a new set of regulations to guide state and local grantees each time it appropriates funds. This ad hoc system can delay funding for over three years after a disaster occurs. As a result, recovery timelines are lengthened, economies stagnate, and homelessness and out-migration from disaster-impacted areas increase.

Permanently authorizing the CDBG-DR program will help ensure that long-term disaster recovery funds are made quickly available after disasters and that resources reach those with the greatest needs. HUD and the Government Accountability Office under the past two administrations have agreed that permanently authorizing the CDBG-DR program would vastly improve how the country’s most important long-term disaster recovery program operates.

Again, we urge you to permanently authorize the CDBG-DR program and provide robust CDBG-DR funding in any disaster supplemental package to address the disaster impacts from 2023 and 2024. By taking action, Congress can provide meaningful relief to the millions of disaster survivors most in need.

Sincerely,

G. Robert Halfacre

Mayor

City of Clemson



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Consider allowing organizers of the Clemson 8 Challenge to place signs in the right of way in specified locations and times.

Agenda Item Detail: (expand as necessary for clarification)

The Clemson 8 Challenge will be held on March 8, 2025. The signs will be placed for no more than 10 consecutive days at a time, in the specified locations below, between November 18, 2024 and March 8, 2025.

Signs to be located at the Intersections of:
Perimeter Road and Highway 76
Highway 76 and Highway 123
Rock Creek Road and Pendleton Road.

Organizers are also requesting to place signs at the City of Clemson welcome signs on Highways 76 and 123.

SCAN CLEMSON



PROOF



CITY OF CLEMSON
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Single Enrollment	99	99
Employee Spouse		15
Employee Child		14
Family Enrollment	48	19
Total Enrollment	147	147

Premium / Fee Structure	AccuRisk 2022	AccuRisk 2023	AccuRisk 2024	AccuRisk Renewal 2025	ATS/US Fire
Annual Administration Fees	\$99,084	\$102,577	\$106,228	\$117,077	\$117,077
Admin Fee PEPM	\$56.17	\$58.15	\$60.22	\$66.37	\$66.37
Network	BCBS & First Health	BCBS & First Health	BCBS & First Health	BCBS & First Health	BCBS & First Health
Contract Type	12/15	12/15	12/15	12/15	12/15
No New Laser/Rate Cap	Yes/Yes 50%	Yes/Yes 50%	Yes/Yes 50%	Yes/Yes 50%	Yes/Yes 50%
Specific	Locked	Locked	Locked	Locked	Locked
Deductible:	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Specific Premium:	Medical and Rx	Medical and Rx	Medical and Rx	Medical and Rx	Medical and Rx
Single	\$171.40	\$175.64	\$178.60	\$237.63	\$212.31
E/S	\$340.25	\$349.56	\$351.01	\$495.06	\$377.90
E/C	\$275.31	\$282.67	\$284.70	\$396.05	\$339.67
Family	\$535.08	\$550.23	\$549.95	\$792.09	\$544.82
Aggregate					
Aggregate Premium:	Medical and Rx	Medical and Rx	Medical and Rx	Medical and Rx	Medical and Rx
Single	\$14.21	\$14.64	\$14.41	\$15.42	\$10.64
E/S	\$14.21	\$14.64	\$14.41	\$15.42	\$10.64
E/C	\$14.21	\$14.64	\$14.41	\$15.42	\$10.64
Family	\$14.21	\$14.64	\$14.41	\$15.42	\$10.64
Aggregate Factors:					
Single	\$657.09	\$657.09	\$644.23	\$584.61	\$632.02
E/S	\$1,511.31	\$1,511.31	\$1,481.71	\$1,344.61	\$1,258.98
E/C	\$1,182.76	\$1,182.76	\$1,159.60	\$1,052.31	\$1,114.25
Family	\$2,496.93	\$2,496.93	\$2,448.04	\$2,221.53	\$1,891.01
Risk Corridor	125%	125%	125%	125%	125%
ANNUAL COST	AccuRisk 2022	AccuRisk 2023	AccuRisk 2024	AccuRisk Renewal 2025	ATS/US Fire
Administration Fees	\$99,084	\$102,577	\$106,228	\$117,077	\$117,077
Specific Premium	\$433,119	\$444,522	\$448,577	\$618,548	\$501,530
Aggregate Premium	\$25,066	\$25,818	\$25,419	\$27,201	\$18,769
Includes Disease Management	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Additional Nurse days	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Additional Laser Risk	No	No	No	No	Yes
Total Fixed Cost	\$577,669	\$593,317	\$600,624	\$783,226	\$657,775
\$ Increase in Fixed Cost		\$15,648	\$7,307	\$182,602	\$57,151
Additional Laser Risk					
Note:					
EXPECTED Claims Liability	\$1,456,530	\$1,456,530	\$1,428,015	\$1,295,875	\$1,276,640
MAXIMUM Claims Liability	\$1,820,662	\$1,820,662	\$1,785,019	\$1,619,843	\$1,595,800
EXPECTED Annual Total Cost	\$2,034,199	\$2,049,847	\$2,028,639	\$2,079,100	\$1,934,416
MAXIMUM Annual Total Cost	\$2,398,331	\$2,413,980	\$2,385,643	\$2,403,069	\$2,253,576
\$ Ann. Diff. Current / Maximum		\$15,648	-\$28,337	\$17,426	-\$132,067
% Ann. Diff. Current / Maximum		0.7%	-1.2%	0.7%	-5.5%

City of Clemson
Contribution Breakdown
Dental Plan

	Employee		Employee Spouse		Employee Child(ren)		Family	
Employee	\$0.00	0%	\$31.27	48%	\$49.61	60%	\$79.81	70%
Employer	\$33.42	100%	\$33.42	52%	\$33.42	40%	\$33.42	30%
Total	\$33.42		\$64.69		\$83.03		\$113.23	
Enrollment	107		25		20		18	
Employee	\$0		\$787		\$1,005		\$1,463	\$3,255
Employer	\$3,590		\$841		\$677		\$613	\$5,720
Monthly	\$3,590		\$1,628		\$1,681		\$2,076	\$8,975
Yearly	\$43,078		\$19,536		\$20,176		\$24,911	\$107,702

EE Contributions	\$29,260.50	
ER Contributions	\$53,906	
	<u>\$83,167</u>	
Administration Cost	\$7,461.30	
Claims Cost	\$96,509.72	
	<u>\$103,971</u>	
2024 Contributions vs Cost	(\$20,804)	
	<u>Expense</u>	<u>Premiums</u>
2021 Dental Totals	\$85,037	\$99,160
2022 Dental Totals	\$87,113	\$100,340
2023 Dental Totals	\$101,044	\$116,334
2024 Dental Totals	\$103,971	\$83,167

	2024	2023	2022
	Claims	Claims	Claims
Employee	\$49,944	\$51,988	\$49,006
Spouse	\$8,497	\$21,004	\$13,760
Children	\$27,096	\$28,052	\$24,347
	<u>\$85,537</u>	<u>\$101,044</u>	<u>\$87,113</u>
	Services	Services	Services
Preventive	\$43,212	\$48,455	\$43,649
Basic	\$27,634	\$31,725	\$27,605
Major	\$7,497	\$13,551	\$11,296
Ortho	\$7,194	\$7,313	\$4,564
	<u>\$85,537</u>	<u>\$101,044</u>	<u>\$87,114</u>

City of Clemson
Contribution Breakdown
 Vision Plan

	Employee		Employee Spouse		Employee Child(ren)		Family	
Employee	\$11.00	100%	\$22.00	100%	\$16.00	100%	\$28.00	100%
Employer	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%
Total	\$11.00		\$22.00		\$16.00		\$28.00	
Enrollment	70		17		8		11	
Employee	\$765		\$382		\$128		\$298	\$1,572
Employer	\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
Monthly	\$765		\$382		\$128		\$298	\$1,572
Yearly	\$9,174		\$4,587		\$1,536		\$3,570	\$18,867

EE Contributions	\$12,578
ER Contributions	\$0
	<u>\$12,578</u>
Administration Cost	\$422
Claims Cost Annualized	\$6,933
	<u>\$7,355</u>
2024 Contributions vs Vision Cost	<u>\$11,512</u>

	Expense	Premiums
2019 Vision Totals	\$16,864	\$21,130
2020 Vision Totals	\$11,242	\$20,535
2021 Vision Totals	\$7,114	\$17,855
2022 Vision Totals	\$10,481	\$17,748
2023 Vision Totals	\$9,061	\$17,894
2024 Vision Totals	<u>\$7,355</u>	<u>\$12,578</u>
	\$62,118	\$107,740



CITY OF CLEMSON
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ONE CLEMSON DEVELOPMENT, LLC

8/15/2024

By Regular US Mail

City of Clemson
Mr. Andy Blondeau
1250 Tiger Blvd, Suite 1
Clemson, SC 29631

By Electronic Mail to: ablondeau@cityofclemson.org

Re: One Clemson Development, LLC – Letter of Intent for Infrastructure Reimbursement Program
(Article IV, Section 15-48.)

Dear Mr. Blondeau:

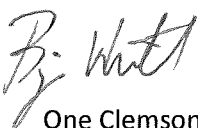
We are writing this letter of intent (LOI) to express our interest in applying for the City's Infrastructure Reimbursement Program as outlined in Article IV, Section 15-48 of the City's Municipal Code.

One Clemson Development, LLC (Applicant), as part of the development of the apartment community known as One Clemson, has undertaken and paid for a number of infrastructure work for the public benefit. Below, I have outlined the requested reimbursement items and their corresponding public benefits.

- 1) Wet well for Pump Station #1 (including design and installation)
- 2) Lawrence Road repair/widen/overlay
- 3) Bike path along Lawrence Road
- 4) Crosswalk & additional sidewalk to Old Central Road including bus shelter pad, RFFB Crosswalk solar pedestrian button installation
- 5) Park and associated improvements which will be deeded over to the City of Clemson
- 6) Installation of gravity sewer along Lawrence Road

Applicant believes that these improvements qualify for the City's reimbursement program referenced above. Please let us know if you need any additional information concerning the project. Thank you in advance for your assistance and consideration for this matter.

Sincerely,



One Clemson Development, LLC
Ben Whited & Todd Kennedy – Its Managers



City of Clemson
Engineering Division

1250 Tiger Blvd Suite 5 · Clemson, SC 29631

Nathan Hinkle, P.E.

October 31, 2024

**RE: One Clemson Infrastructure Reimbursement
Pump Station #1 upgrades
Multi-Use Path**

The City of Clemson was recently requested to enter into an Infrastructure reimbursement with One Clemson Development, LLC for installation of an upgraded pump station #1 and expanded wet well which will better handle existing residents' sewer flows and minimize maintenance of Pump Station #1. One Clemson also installed a multi-use path along Lawrence road in front of the land donated for a new park. Below is the engineers estimate for material and labor based off of the most recent estimates available to the City of Clemson.

Item	Unit	Unit Price	Quantity	Subtotal
Wet well for Pump Station #1 (design & Installation)	LS	—	—	\$349,876.83
Multi-use Path	SF	\$6.00	3920	\$23,520.00
				\$373,396.83

The Engineers estimate for the work proposed for the infrastructure reimbursement would be **\$373,396.83.**

Please let me know if you have any questions.

Sincerely,

Nathan Hinkle, P.E.
City Engineer

cc: Mr. Andy Blondeau, City Administrator
Mr. Benjie McGill, City of Clemson Director of Utilities

Infrastructure Reimbursement Program**One Clemson Development, LLC****Lawerence Road, Clemson SC 29631****Infrastructure Reimbursement at 75%**

Market Value	\$29,000,000	
x assessment rate (6% commerical)	6%	
Assessed Value	\$1,740,000	
x city property tax millage rate	0.095	(millage rate for FY 24/25)
Gross Property Tax Liability	\$165,300	(prior to LOST)
Less LOST Credit	\$37,613	(\$129 per \$100,000 market value)
Net Annual Property Tax Liability	\$127,687	(net City Property taxes)
Annual Reimbursement at 75%	\$95,765	

Infrastructure Reimbursement at 50%

Market Value	\$29,000,000	
x assessment rate (6% commerical)	6%	
Assessed Value	\$1,740,000	
x city property tax millage rate	0.095	(millage rate for FY 24/25)
Gross Property Tax Liability	\$165,300	(prior to LOST)
Less LOST Credit	\$37,613	(\$129 per \$100,000 market value)
Net Annual Property Tax Liability	\$127,687	(net City Property taxes)
Annual Reimbursement at 50%	\$63,844	

Infrastructure Reimbursement at 40%

Market Value	\$29,000,000	
x assessment rate (6% commerical)	6%	
Assessed Value	\$1,740,000	
x city property tax millage rate	0.095	(millage rate for FY 24/25)
Gross Property Tax Liability	\$165,300	(prior to LOST)
Less LOST Credit	\$37,613	(\$129 per \$100,000 market value)
Net Annual Property Tax Liability	\$127,687	(net City Property taxes)
Annual Reimbursement at 50%	\$51,075	

Infrastructure Reimbursement Program							
One Clemson Development, LLC							
Lawrence Road, Clemson SC, 29631							
75% Infrastructure Reimbursement (Assuming \$29,000,000 appraised value)		50% Infrastructure Reimbursement (Assuming \$29,000,000 appraised value)		40% Infrastructure Reimbursement (Assuming \$29,000,000 appraised value)			
Year	Annual Reimbursement	Year	Annual Reimbursement	Year	Annual Reimbursement		
1	\$95,765	1	\$63,844.00	1	\$51,075.00		
2	\$95,765	2	\$63,844.00	2	\$51,075.00		
3	\$95,765	3	\$63,844.00	3	\$51,075.00		
4	\$86,102	4	\$63,844.00	4	\$51,075.00		
		5	\$63,844.00	5	\$51,075.00		
		6	\$54,176.83	6	\$51,075.00		
				7	\$51,075.00		
				8	\$15,871.83		
Total	\$373,396.83	Total	\$373,396.83	Total	\$373,396.83		

Infrastructure Reimbursement Payment Schedule Summary

Contact Person:	Lee Hill	Steve Beinke	Brandt Stiles	Eric Newton	Eric Newton	Fiscal Year
	Underhills	U-Center	Earle St.	Duplex	Duplex	
	<u>Mixed-Use</u>	<u>Mixed Use</u>	<u>Apartments</u>	<u>207 Ligon St</u>	<u>110/112 Singleton</u>	<u>Total</u>
Initial Fiscal Year:	FY 15-16	FY 18/19	FY 18/19	FY 22/23	FY24/25	
Maximum Reimburse	\$ 27,000	\$ 370,000	\$ 730,000	\$ 32,474	\$ 27,749	
Ann. Reimbursement Rate	50%	50%	50%	50%	75%	
	One	American	CCSHP	Rutledge	Rutledge	
Vendor	Clemson	Campus	Clemson	Development	Development	
		Communities				
			(Less Base \$13,055)			
Fiscal Year						
2015/2016	2,314.00	-	-	-	-	2,314.00
2016/2017	2,195.00	-	-	-	-	10,352.00
2017/2018	2,240.00	-	-	-	-	10,638.00
2018/2019	2,423.00	68,581.00	107,084.00	-	-	199,756.00
2019/2020	2,522.00	59,728.00	98,200.00	-	-	176,523.00
2020/2021	2,493.76	58,647.89	96,106.16	-	-	190,462.80
2021/2022	2,501.03	59,220.06	97,107.46	-	-	188,641.55
2022/2023	2,531.22	59,935.26	98,359.09	-	-	174,420.57
2023/2024	2,740.62	63,887.80	107,815.85	4,113.00	-	178,557.26
2024/2025	2,550.00	-	98,000.00	4,113.00	2,775.00	107,438.00
2025/2026	2,489.38	-	27,327.45	4,113.00	2,775.00	36,704.83
2026/2027	-	-	-	4,113.00	2,775.00	6,888.00
2027/2028	-	-	-	4,113.00	2,775.00	6,888.00
2028/2029	-	-	-	4,113.00	2,775.00	6,888.00
2029/2030	-	-	-	4,113.00	2,775.00	6,888.00
2030/2031	-	-	-	3,683.00	2,775.00	6,458.00
2031/2032	-	-	-	-	2,775.00	2,775.00
2032/2033	-	-	-	-	2,775.00	2,775.00
2033/2034	-	-	-	-	2,774.00	2,774.00
2034/2035	-	-	-	-	-	-
2035/2036	-	-	-	-	-	-
2036/2037	-	-	-	-	-	-
2037/2038	-	-	-	-	-	-
2038/2039	-	-	-	-	-	-

Notes:

1. Reimbursement will change annually based on build-out rate of the property.
2. Maximum reimbursement for all properties is 10 years or full repayment of eligible reimbursement.
3. First reimbursement is tied to the first year of property tax payments by improvements on the land.