AGENDA
Regular City Council Meeting
Tuesday, August 11, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D
Goose Creek, South Carolina

I. CALL TO ORDER

II. INVOCATION / PLEDGE OF ALLEGIANCE

III. GENERAL PUBLIC COMMENTS - PLEASE PROCEED TO THE PODIUM - 3 MINUTE TIME LIMIT

IV. APPROVAL OF MINUTES

a.
- CITY COUNCIL WORKSHOP - JUNE 23, 2026
- CITY COUNCIL MEETING - JULY 14, 2026
- SPECIAL CITY COUNCIL MEETING - JULY 28, 2026 (5:30 PM)
- CITY COUNCIL WORKSHOP - JULY 28, 2026 (5:45 PM)

V. PUBLIC HEARINGS - (ORDINANCES - INTRODUCTION & FIRST READING / RESOLUTIONS - INTRODUCTION & FINAL READING)

a. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS 233-08-03-019 AND TMS 233-08-03-053 LOCATED OFF BERKELEY FARMS ROAD AND COLLEGE PARK ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading of a Public Hearing)

b. AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) - TMS# 233-00-00-057 (888 COLLEGE PARK ROAD, ET AL.), 233-00-00-081 (125 BERKELEY FARMS ROAD, ET AL.), 233-08-03-024 (159 BERKELEY FARMS ROAD, ET AL.), 233-08-03-018 (128 BERKELEY FARMS ROAD), 233-08-03-043 (130 BERKELEY FARMS ROAD), 233-08-03-035 (132 BERKELEY FARMS ROAD), 233-08-03-017 (122 BERKELEY FARMS ROAD, ET AL.), 233-08-03-020 (144 BERKELEY FARMS ROAD), 233-08-03-021 (148 BERKELEY FARMS ROAD), 233-08-03-054 (152 BERKELEY FARMS ROAD), 233-08-03-055 and 233-08-03-022 (160 BERKELEY FARMS ROADS) (BERKELEY FARMS PD) (+/-36.27)

c. AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM CONSERVATION (C) TO RESIDENTIAL SINGLE FAMILY (RSF) – TMS# 234-07-05-027 (120 MATTHEWS LANE) (+/-1.30)

d. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS 244-05-01-056, LOCATED ON LIBERTY HALL ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION AND TO ASSIGN A ZONING OF VILLAGE NODE (VN)

e. BUDGET AMENDMENT RELATED TO THE APPROPRIATION OF CITY FUNDS TO SUPPLEMENT FUNDING FROM THE PLANNED INSTALLMENT PURCHASE REVENUE BONDS, SERIES 2026 FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES

VI. OLD BUSINESS - (ORDINANCES - SECOND & FINAL READING)

a. AN ORDINANCE AUTHORIZING THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION TO PROVIDE FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES, INCLUDING ALL IMPROVEMENTS AND FACILITIES RELATED THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO SUCH TRANSACTION, INCLUDING THE BASE LEASE AGREEMENT AND THE FACILITIES AGREEMENT; APPROPRIATING CERTAIN FUNDS OF THE CITY AND AMENDING THE FISCAL YEAR 2026 BUDGET TO EFFECT THE SAME; APPROVING THE ISSUANCE OF BONDS BY THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; DELEGATING AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO EFFECT SUCH TRANSACTION AND DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO.

VII. MAYOR'S REPORT

VIII. MONTHLY DEPARTMENT REPORTS

a. JULY DEPARTMENT REPORTS (Informational Purposes Only)

IX. ADJOURN

Request for City Council Agenda Item

To: Mayor Habib and City Council

From: Kelly J. Lovette, City Clerk

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

- CITY COUNCIL WORKSHOP - JUNE 23, 2026
- CITY COUNCIL MEETING - JULY 14, 2026
- SPECIAL CITY COUNCIL MEETING - JULY 28, 2026 (5:30 PM)
- CITY COUNCIL WORKSHOP - JULY 28, 2026 (5:45 PM)

Background Summary

N/A

Financial Impact

N/A

Impact if denied

N/A

Impact if approved

N/A

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

MINUTES
CITY COUNCIL WORKSHOP
TUESDAY, JUNE 23, 2026 – 5:30 PM
FIRE STATION I – 201 BUTTON HALL AVENUE
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos-Sims; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Gayla McSwain

COUNCIL ABSENT: Councilmember Corey McClary

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Chief Financial Officer Tyler Howanyk; Special Projects Manager Raegan Osbon; Public Information Officer Frank Johnson; Interim Police Chief Tom Hill; Director of Planning and Zoning Kendra Wise; Director of Recreation Crystal Reed; Director of Economic Development Rob Wiggins; Director of Human Resources Jennifer Leland; Assistant Fire Chief Jared Harris

CITY STAFF ABSENT: Fire Chief Mike Nixon

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON THURSDAY, JUNE 19, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON THE CITY'S WEBSITE, GOOSECREEKSC.GOV

I. CALL TO ORDER

Mayor Habib called the meeting to order at 5:30 pm.

II. BUSINESS ITEM(S)

a. DEVELOPMENT IMPACT FEE STUDY UPDATE – PRESENTATION AND DISCUSSION ITEM ONLY

Mr. James Edison of Willdan presented an update to the Development Impact Fee Study. He explained that impact fees are one-time charges on new development intended to fund a proportional share of facilities needed to accommodate growth. The study updates fees based on current demographics, projected growth, facility needs, and construction costs.

Mr. Edison reviewed the maximum legally justified fees for general government and park/recreation facilities, including a correction to the multifamily general government fee from approximately $769 to $2,548 and changes to the office fee based on updated employment data. He noted that the proposed fees represent maximum allowable amounts and that Council may adopt lower fees as a policy decision.

The study identifies approximately $48 million in planned general government and park projects, with an estimated $16 million in impact fee revenue and $32 million requiring other funding sources. Council discussed the office fee and the importance of maintaining a competitive environment for office development.

Next steps include Planning Commission review and City Council consideration, with fees taking effect 60 days after approval. Mr. Edison recommended that the fees be reviewed periodically, generally every five to ten years. All questions from Council were addressed.

b. A RESOLUTION ADOPTING THE 2026-2030 CITY OF GOOSE CREEK STRATEGIC PLAN

Mr. Reagan Osbon reminded City Council that the April 24, 2026, Strategic Planning Retreat included a review of the 2021-2025 Strategic Plan, including accomplishments, areas for continued growth, and future opportunities. Bob O'Neil and Kendra B. Stewart, Ph.D., of the Riley Center for Livable Communities facilitated discussions regarding priorities and considerations for the next five-year strategic plan.

Mr. Osbon presented the proposed 2026-2030 Strategic Plan for final Council review. The updated plan emphasizes measurable, results-oriented goals, removes completed or outdated items, and focuses on preparing Goose Creek for continued growth and a maturing community. The plan includes seven initiatives, 27 goals, and 87 strategies, with quarterly progress updates available through the City's Clear system.

Economic Development Strategic Plan Review
Mr. Rob Wiggins reviewed updates to the economic development goals and strategies, focusing on measurable outcomes, business growth, and long-term sustainability. Key discussion points included:

- **Business Growth and Retention:** Staff reviewed efforts to increase industrial development, corporate park occupancy, attract new investment, create jobs, and reduce retail leakage.
- **Revenue Growth Strategies:** Discussion included increasing recurring commercial business license revenue, improving hospitality tax tracking and compliance, and evaluating incentive programs to better support businesses.
- **Workforce and Business Support:** Staff discussed strategies to improve the jobs-to-residents ratio, track business success rates, and identify resources to support local businesses.
- **Land Development and Redevelopment:** Staff provided updates on identifying strategic properties, supporting public-private partnerships, and encouraging redevelopment of commercial areas.
- **Commercial Development:** Staff noted ongoing commercial growth, future development projects, and efforts to monitor vacancies and increase available business space.

City Council discussed refining strategies to ensure goals are measurable, achievable, and aligned with the City's long-term economic development priorities.

Tourism and Community Destination Strategic Plan Review
Mr. Frank Johnson reviewed tourism and community development strategies focused on increasing visitation, maximizing city assets, and measuring economic impact.

- **Economic Impact Tracking:** Staff discussed the use of technology and data sources to measure visitor activity, including non-resident visitation and event impacts. Staff noted previous estimates of approximately $221 million in retail leakage and emphasized the importance of attracting additional businesses and visitors.
- **Increasing Regional Visitation:** Staff highlighted efforts to convert community awareness into measurable economic activity by tracking visitor trends and evaluating the impact of events and tourism initiatives.
- **City-Owned Asset Utilization:** Staff reviewed efforts to maximize use of City facilities and amenities, including the amphitheater and upcoming Assembly facility, to attract visitors, businesses, and regional events.
- **Adopt-a-Goose Program:** Staff discussed plans to collect feedback from participating businesses to evaluate program impacts and economic benefits.
- **Regional Destination Growth:** Staff noted that new facilities, particularly The Assembly, will create opportunities to attract conferences, business meetings, and regional events, further establishing Goose Creek as a destination for visitors and economic activity.
- **Marketing, Community Identity, and Strategic Growth Plan Review**
  Staff reviewed updates on marketing, community engagement, and strategic growth initiatives within the strategic plan.

Strategic Growth and Development
Mrs. Kendra Wise reviewed updates to Initiative 3, noting that several previous goals related to zoning code updates and development standards have been completed and incorporated into future planning efforts.

- **Infill Development:** Continued focus on identifying infill opportunities, encouraging missing middle housing, and expanding green space initiatives, including pursuing Tree City USA designation by 2030.
- **Annexation Planning:** Staff discussed establishing annual annexation goals, maintaining a prioritized annexation map, and aligning future annexations with fiscal and land use priorities.
- **Redevelopment and Connectivity:** Staff reviewed efforts to implement redevelopment plans for key areas, including Red Bank Road and the Central Creek District, while improving connectivity between neighborhoods and activity centers.
- **Transportation Improvements:** Goals include advancing regional transportation projects, expanding multi-use paths and sidewalks, improving rail crossing safety, and implementing traffic-calming measures.

Staff noted that many transportation projects are already underway, including grant-funded multi-use paths, sidewalk improvements, and future trail connections. The discussion then transitioned to the Police Department's strategic plan goals.

Police Department Strategic Plan Review
Interim Chief of Police Tom Hill presented five measurable goals focused on improving public safety, response times, community engagement, and department operations.

- **Community Safety and Prevention:** The Department discussed strategies to improve public safety through data-driven patrol efforts, increased visibility in high-crime areas, and continued opioid prevention initiatives. Staff discussed exploring ways to expand prevention programs beyond the Police Department to increase community participation.
- **Emergency Response Improvements:** Staff reviewed efforts to reduce response times through improved call processing, deployment strategies, and potential use of GPS technology to dispatch the closest available unit rather than relying solely on assigned areas.
- **Traffic Safety and Collision Reduction:** The Department discussed reducing collisions through targeted enforcement in high-collision areas, supporting traffic-calming initiatives, and providing data to assist with roadway safety improvements.
- **Community Engagement and Transparency:** Staff highlighted efforts to strengthen community trust through increased engagement with residents, HOAs, and community leaders. Additional outreach efforts will include promoting police services and providing public updates through social media.
- **Recruitment and Retention:** The Department discussed strategies to improve employee retention through competitive compensation, career development opportunities, workplace support, and specialized assignments, with a goal of reducing annual turnover.

Council discussion included traffic safety concerns, enforcement efforts, staffing needs, and opportunities to improve community outreach and public engagement.

Fire Department Strategic Plan Review
Assistant Fire Chief Jared Harris presented updates to its 2026-2030 strategic plan goals, focusing on emergency response, service delivery, prevention, and employee retention.

- **Emergency Response and Service Improvements:** Staff discussed goals to improve emergency response times, maintain NFPA 1710 standards, analyze response data by station, district, call type, and time of day, and use GIS tools to identify coverage gaps and improve deployment strategies.
- **Fire Prevention and Community Risk Reduction:** The Department reviewed efforts to expand fire prevention initiatives, including maintaining commercial life safety inspections, strengthening

prevention and education programs, and using data to identify community risks and priority areas.

- **EMS and Community Partnerships:** Staff discussed expanding EMS outreach efforts through partnerships with public health organizations, schools, senior groups, and community partners to address medical, fire, and life safety risks.
- **Facilities and Operations:** Staff discussed planning for a future public safety training center and evaluating the operational, financial, staffing, and employee impacts of transitioning to a four-platoon staffing model.
- **Employee Retention and Career Development:** The Department reviewed strategies to improve retention through career development opportunities, advancement pathways, workplace support, and additional evaluation of factors contributing to employee turnover.

Council discussion included the need for more specific strategies related to employee retention, increased collaboration between Police, Fire, and public health partners, and opportunities to improve data sharing and preventative services while maintaining compliance with privacy requirements.

Employer of Choice / Human Resources Strategic Plan Review
Mrs. Jennifer Leland, Director of Human Resources, reviewed updates to the Employer of Choice initiative, focusing on recruitment, retention, employee development, and engagement.

- **Employee Retention and Career Development:** HR discussed developing career pathways, promotion criteria, and retention strategies by department. Employee surveys, exit interviews, stay interviews, focus groups, and turnover data will be used to identify trends and improve retention.
- **Turnover Goals and Data:** Staff proposed reducing citywide turnover to approximately 22% by the end of next year and below 20% by 2030. Council discussed establishing different benchmarks based on position type and separating part-time and seasonal employees from full-time turnover data.
- **Recruitment and Hiring:** HR plans to increase involvement in department hiring and onboarding processes, expand applicant pools for high-turnover positions, strengthen interviewing and recruiting practices, and partner with the marketing team to improve job postings and recruitment efforts.
- **Workforce Development:** Staff discussed developing youth apprenticeship opportunities and creating career pipelines to support future recruitment and employee development.
- **Compensation and Market Competitiveness:** HR is working to establish pay matrices and evaluate compensation across departments and against other local governments to ensure comparable positions remain competitive.
- **Employee Engagement and Recognition:** Staff discussed improving employee engagement, recognition, awareness of available support resources, and use of employee survey results to identify opportunities for improvement.
- **City Branding and Recruitment:** HR will continue working with the marketing team to promote the City as an employer of choice through employee-focused content, videos, job postings, and the Creek Rising brand.

Council discussion emphasized the importance of using accurate, position-specific turnover data and establishing realistic benchmarks while continuing to strengthen recruitment, retention, and employee development efforts.

Quality of Life / Recreation and Arts Strategic Plan Review
Crystal Reed, Director of Recreation Department, reviewed updates to the quality-of-life initiative, focusing on recreation access, parks, partnerships, and on behalf of Troy Sanders, Reagan Osbon reviewed the goals for the Crowfield Golf Club.

- **Parks and Recreation:** Staff discussed completing at least two priority park improvements annually, expanding access to recreation facilities through partnerships, and completing a comprehensive Parks and Recreation Facilities Plan to guide future investments and priorities.

- **Partnerships and Facility Access:** Staff highlighted ongoing partnerships with local schools and exploration of opportunities with the Naval Weapons Station to expand recreation opportunities.
- **Crowfield Golf Club:** Staff reviewed goals to maintain or increase annual rounds, operating revenue, and membership while expanding non-resident play, tournaments, and the golf course's regional economic impact.
- **Golf Facility Planning:** Staff discussed completing a golf facilities feasibility and operations study to evaluate clubhouse needs, course improvements, staffing, revenue opportunities, and long-term capital needs. Council suggested moving the completion target to **2028** to allow for budgeting in 2027.
- **Capital Improvements:** Staff plans to develop a phased capital improvement plan for Crowfield Golf Club based on the feasibility study, with priority projects targeted for funding or construction by 2030.
- **Market Competitiveness:** Council emphasized the importance of monitoring competing golf facilities and their pricing to help inform Crowfield's rates and operations.

The Recreation Department continued its review of the quality-of-life initiative, including recreation facilities, arts programming, and community events.

- **Amphitheater Activation:** Staff discussed increasing use of the amphitheater by adding diverse programming, including concerts, theater, movie nights, graduations, and other activities. The goal is to host at least eight events annually and attract new audiences, with an emphasis on activating the facility beyond traditional weekend use.
- **Arts and Placemaking:** Staff discussed using public art, cultural programming, and placemaking to strengthen Goose Creek's identity, with a goal of completing at least two public art or placemaking projects annually.
- **Regional Arts Leadership:** Staff reaffirmed the goal of establishing Goose Creek as a leading community arts destination in the Lowcountry and discussed continued collaboration with local arts partners.
- **Signature Event:** Staff proposed developing and sustaining an annual signature event that would create a lasting community tradition and strengthen community pride. The effort will require collaboration between City departments, Council, and community partners.
- **Collaboration:** Staff emphasized the Recreation Department's ongoing coordination with Finance, Planning, Police, Fire, HR, Marketing, and other City departments to support recreation and community programming.

Council and staff discussed opportunities to expand programming, attract new audiences, and develop sustainable events that enhance Goose Creek's quality of life and community identity.

Strategic Plan Wrap-Up and Next Steps
Staff thanked City departments for their work in developing the updated strategic plan and invited Council to provide any additional feedback or recommendations.

- Staff noted that the **front portion of the plan**, which summarizes departments, accomplishments, and recent highlights, will remain largely consistent with the previous plan but will be updated annually with new data, accomplishments, and initiatives.
- The **individual goals and strategies** will be updated based on Council's feedback from the workshop.
- Staff proposed conducting a **midpoint review in 2028** to evaluate progress and make any necessary adjustments.
- Staff will incorporate Council's recommended changes and present the revised strategic plan at the **July City Council meeting** for further consideration.

c. PROPOSED ANNEXATION TO ASSIGN A ZONING OF PLANNED DEVELOPMENT FOR SEVERAL PARCELS ALONG BERKELEY FARMS ROAD - DISCUSSION ITEM ONLY

Berkeley Farms Planned Development – Annexation and Rezoning

- Mrs. Wise stated the next 2 agenda items were related to the Berkeley Farms Planned Development (PD), including the annexation of two parcels and rezoning of 12 parcels. The developer's representative, Andrew Tucker of Kimley-Horn, reviewed the project updates regarding the proposed additions.

- Staff noted that the development was previously presented to Council in 2024 as a mixed-use PD and that the developer had anticipated incorporating additional properties.
- The proposed amendments would not change the overall plan, density, uses, or design standards. Changes are limited to adding acreage and corresponding TMS numbers for the additional parcels.
- The additional parcels help close a gap within the existing development plan, with the developer continuing discussions with other adjacent property owners for potential future additions.
- Council discussion included fire service and potential fire fee impacts associated with the additional parcels. Staff noted that applicable fire fees would be assessed, while Council expressed concern about ensuring any potential future exposure is understood.

City staff anticipates presentation to the Goose Creek Planning Commission for consideration at August 4, 2026, Planning Commission Meeting, followed by presentation to City Council for First Reading and Public Hearing at the August 11, 2026, City Council Meeting and Second and Final Reading at the September 8, 2026, City Council Meeting.

d. PROPOSED REZONING OF TWELVE PARCELS ALONG BERKELEY FARMS ROAD

Mrs. Wise stated the proposed rezoning would go before City Council for first reading at their August meeting.

e. 2026 INSTALLMENT PURCHASE REVENUE BOND – FUNDING SOURCES & USES – DISCUSSION ITEM ONLY

Mr. Howanyk thoroughly briefed City Council concerning the scope and cost of the projects as well as the different funding scenarios.

Staff reviewed three funding scenarios for upcoming capital projects, including overflow parking, golf course restrooms, Fire Station 4, and the joint public safety training facility.

- **Funding Scenarios:** Three debt structures were presented using Hospitality Tax and impact fee revenues. Staff recommended the **10-year Hospitality Tax/20-year impact fee** option as the most appropriate structure.
- **Debt and Funding Sources:** Staff emphasized that the proposed debt would be supported by designated revenue sources rather than property taxes or other General Fund revenues and noted that the bond would **not require a tax increase**.
- **Prepayment Options:** Council discussed the possibility of shorter call or prepayment provisions. Staff noted that more flexible terms would likely result in higher interest rates.
- **Joint Training Facility:** Council discussed whether the proposed joint public safety training facility is necessary and the extent of the planned borrowing for the project. Staff noted that the facility was identified in the City's prior impact fee study and that impact fee funds were designated for the project.
- **Public Safety Needs:** Discussion emphasized the importance of maintaining adequate training facilities as Police and Fire operations continue to grow and ensuring public safety personnel have appropriate training resources.
- **Impact Fees:** Staff noted that proposed increases to impact fees would provide additional revenue to support repayment of the related debt.

Staff indicated the financing plan, and project scope would be refined based on Council feedback, with the

intent to bring the proposed bond ordinance forward for **first reading at the July City Council meeting**.

III. ADJOURNMENT

Motion to Adjourn: Mayor Pro Tem Tekac
Discussion: None.
Carried: All ayes. 7:15 p.m.

Date: July 14, 2026

Kelly J. Lovette, MMC
City Clerk

MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, JULY 14, 2026 – 6:00 PM
MUNICIPAL COURT
519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos-Sims; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Corey D. McClary; Councilmember Gayla McSwain

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Chief Financial Officer Tyler Howanyk; Special Projects Manager Reagan Osbon; Public Information Officer Frank Johnson; Interim Chief of Police Tom Hill; Fire Chief Mike Nixon; Director of Human Resources Jennifer Leland

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PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, JULY 10, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON GOOSECREEKSC.GOV.

I. CALL TO ORDER – 6:00 PM

Mayor Habib called the meeting to order at 6:00 pm.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Pastor Steve Kiser, Chaplin for Goose Creek Police Department and Pastor of Nexus Point Church, said the invocation.

III. GENERAL PUBLIC COMMENTS: Note: All comments sent to the City Clerk by 12:00 noon, via US Mail or Email, on the date of this meeting, were forwarded to City Council.

The following individuals addressed City Council regarding 129 Red Bank Road and its restrictive overlay requirements: **Darcie Prusak** (108 Grouper Way, Saint Marys, GA); **Jenise Scott** (129 Red Bank Road, Goose Creek, SC); **Eduardo Alles Costa Netu** (209 Red Bank Road, Goose Creek, SC); and, **Stephanie Sinico** (129 Red Bank Road, Goose Creek, SC). Each speaker shared historical context regarding the property's previous tenant. They collectively requested that the property be grandfathered in under older regulations, allowing the owner to move forward with their plans.

Kevin Patterson (446 Indigo Road) inquired about the timeline for repairs to the city-owned hiker/biker trail along Plantation North Boulevard. Mayor Habib stated that City Council has approved the contract agreement and allocated funding. However, the contractor's exact start date was not yet available.

Kawanna Greenleaf (113 Leemma Lane) inquired about the tree clearing behind the Community Center and its connection to the project running from Old Moncks Corner Road to North Goose Creek Boulevard. Mayor Habib noted that the area was publicized via signs and discussed during six public hearings. The site is designated as a "Village Node" mixed-use development, which aligns with the City's Comprehensive Plan. He clarified that current clearing is for parking rather than buildings and emphasized that all planned projects undergo strict traffic mitigation and stormwater reviews. He offered to discuss the details further after the meeting. **Pam Knox** (130 Matthews Lane) also spoke to

express her concerns regarding the upcoming development project near the Goose Creek Community Center.

IV. APPROVAL OF MINUTES

- SPECIAL CITY COUNCIL MEETING – JUNE 9, 2026
- CITY COUNCIL MEETING – JUNE 9, 2026

Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Harmon
Discussion: None.
Vote: All ayes, motion carried.

VII. PRESENTATIONS

PRESENTATION OF THE ANNUAL FINANCIAL STATEMENT AUDIT

VIII. NEW BUSINESS AND PUBLIC HEARINGS

a. A RESOLUTION ADOPTING THE 2026-2030 CITY OF GOOSE CREEK STRATEGIC PLAN (Introduction and Final Reading of a Public Hearing)

Comments from the Public: None.
Motion to Approve: Councilmember McSwain; Seconded By: Councilmember Green-Fletcher
Discussion: Mayor Habib explained the importance of the Strategic Plan to the City and how it works and helps it the planning of its future.
Vote: All ayes, motion carried.

b. AN ORDINANCE AUTHORIZING THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION TO PROVIDE FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES, INCLUDING ALL IMPROVEMENTS AND FACILITIES RELATED THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO SUCH TRANSACTION, INCLUDING THE BASE LEASE AGREEMENT AND THE FACILITIES AGREEMENT; APPROPRIATING CERTAIN FUNDS OF THE CITY AND AMENDING THE FISCAL YEAR 2026 BUDGET TO EFFECT THE SAME; APPROVING THE ISSUANCE OF BONDS BY THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; DELEGATING AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO EFFECT SUCH TRANSACTION AND DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO

Comments from the Public: None
Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Harmon
Discussion: Mayor Habib stated the proposed Ordinance is authorizing the City to enter its own finance bond for the construction of a joint fire and police training facility. He stated there would be no monies coming from the General Fund and that the City's fire and police personnel will be able to train at its own facility instead of having to travel to another location.
Vote: All ayes, motion carried.

c. A RESOLUTION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA REGARDING THE BYLAWS OF THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION
Comments from the Public: None.
Motion to Approve: Councilmember McSwain; Seconded By: Councilmember Green-Fletcher

Discussion: Mayor Habib stated the Goose Creek Municipal Finance Corporation is a corporate body that issues and oversees the issuance of the bond with the City's bondsman.
Vote: All ayes, motion carried.

IX. NEW BUSINESS (Contracts and Agreements)

a. APPROVAL OF LEASE AGREEMENT WITH BERKELEY COUNTY SCHOOL DISTRICT

Mayor Habib stated the proposed agreement is for the City to lease a small portion of School District property located next to Foster Creek Park for $1.00 annually for the next 30 years to construct a BMX track.

Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Vote: All ayes, motion carried.

X. ADMINISTRATOR'S REPORT

a. APPOINTMENT OF PERSONNEL

Mrs. Zeigler recommended that Tom Hill be appointed as the City's next Chief of Police. Mayor Habib stated Chief Hill has been the interim Chief of Police for the past 5 months. He stated he believes Chief Hill has the right temperament, leadership skills and professionalism for the job and that he took his department and the City through a transitional period. He stated Chief Hill is committed to the City of Goose Creek and is well respected throughout the law enforcement community and he grew up in this area and attended Goose Creek High School.

Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Vote: All ayes, motion carried.

Mayor Habib swore Chief Hill in as the new Chief of Police for the City of Goose Creek.

XI. MAYOR'S REPORT

The Mayor provided the following information in his monthly report:

Mayor Habib commented on the very recent loss of Jennifer Althoff, who was the City of Goose Creek Business License Administrator for 34 years. She officially retired from the City on July 3rd and unfortunately passed away on July 8th. He stated Jennifer made a huge impact throughout her career with the City of Goose Creek and he hopes Jennifer's family knows how much she meant to her co-workers and the City. She will be deeply missed.

Post-Event & Monthly Celebrations

- Fabulous Fourth in the Creek: Thanked everyone who attended the city's premier celebration.
- Parks and Recreation Month: Recognized and shared pride in the Recreation team during July.
- City Am Golf Tournament: Appreciated all the players who participated over the weekend.

Sports & Recreation Registration

- Fall Sports Recreation: Open registration remains available through the July 16 deadline.
- Tennis Lessons: Offered a six-week program starting July 18 for youth ages 5 through 14.

Upcoming Community Events

- Central Creek Farmers Market: Operational from 4:00 PM to 7:00 PM on the first and third Wednesday of each month at Central Creek Park (including July 15 and August 5).
- National Night Out: Scheduled a family-friendly police department event from 5:00 PM to 8:00 PM on August 4 at Central Creek Park.
- Easy Everyday Pasta Class: Hosted a cooking class from 6:00 PM to 8:00 PM on July 23 at the Rec Complex.
- Anything but a Boat Challenge: Set for 9:00 AM to 11:00 AM on Saturday, August 1, at the City Pool in the Hamlets.
- Kids Fest: Planned from 5:00 PM to 8:00 PM on Saturday, August 1, at Central Creek Park.
- Back to School Splash: Arranged from 12:00 PM to 2:00 PM on Saturday, August 8, at Uptown Green.
- Creek-A-Palooza (September 19): Announced the return of the event featuring Boy Band Review and Simply Spice with free Eventbrite tickets and a 90s attire theme.

Week Ahead Activity Calendar

- Friday, 7:00 PM: Sip & Sunset Yoga at the designated park (running every Friday in July).
- Friday, July 24, 7:00 PM: Teen Takeover at Central Creek Park.

Visit the City's website, the Recreation Facebook page, or drop by the Community Center to learn more about all the information and events stated by Mayor Habib. As always, please keep up with the City on our social media pages, including Facebook, Instagram, TikTok and Twitter, now known as X. Be sure to watch Adam Kelly's Your Week in the Creek video recap, and please sign up for our digital residential newsletter at CityofGooseCreek.com.

XII. MONTHLY DEPARTMENT REPORTS

a. June Monthly Department Reports (Informational Purposes Only)

XIII. ADJOURN

Motion: Mayor Pro Tem Tekac
Discussion: None.
Carried: All ayes. 7:04 p.m.

_____ Date: August 11, 2026

Kelly J. Lovette, MMC
City Clerk

MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, JULY 28, 2026 – 5:30 PM
MUNICIPAL COURT
519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Corey D. McClary; Councilmember Gayla McSwain (Called In Via Telephone Conference)

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Director of Planning and Zoning Kendra Wise; Special Projects Manager Reagan Osbon

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PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, JULY 24, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

I. CALL TO ORDER

Mayor Habib called the meeting to order at 5:30 pm.

II. NEW BUSINESS

a. A RESOLUTION TO CLOSE AND ABANDON UNDEVELOPED STONEWALL COURT AND UNDEVELOPED CAROL DRIVE (Introduction and Final Reading of a Public Hearing)

Public Comments: None.
Motion By: Councilmember Enos-Sims; Seconded By: Debra Green-Fletcher.
Discussion: Mayor Habib stated these portions of closed roadways are in Colonial Heights and it appears that after 50 years they will never be developed. Public notices were posted and all legal requirements were adhered to regarding the future project. Mayor Pro Tem Tekac stated he did not understand why this needed to be placed on an agenda outside a regular City Council Meeting. Mayor Habib stated it was a decision he made. Note: City staff expressed their request for a Special City Council Meeting and to have the Resolution placed on the Agenda. The developer could not have the Plat recorded for their project without the closure of the roadways being documented on the Plat as officially closed and this could not be done without a Resolution from City Council.
Carried: 6 in favor; 1 opposed (Mayor Pro Tem Tekac)

III. ADJOURNMENT

Motion: Mayor Pro Tem Tekac; Seconded By: Councilmember Enos-Sims
Discussion: None.
Carried: All ayes. 5:35 p.m.

Date: August 11, 2026

Kelly J. Lovette, MMC
City Clerk

MINUTES
CITY COUNCIL WORKSHOP
TUESDAY, JULY 28, 2026 – 5:45 PM
FIRE STATION I – 201 BUTTON HALL AVENUE
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos-Sims; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Corey McClary; Councilmember Gayla McSwain (Called In Via Telephone Conference)

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Director of Planning and Zoning Kendra Wise; Special Projects Manager Reagan Osbon; Planner II Emma Hall

---

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON THURSDAY, JULY 24, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON THE CITY'S WEBSITE, GOOSECREEKSC.GOV

I. CALL TO ORDER

Mayor Habib called the meeting to order at 5:45 pm.

II. BUSINESS ITEM(S)

a. DISCUSSION OF POTENTIAL REZONING FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-011

Mayor Habib stated this item would be moved to the City Council Workshop scheduled for August 25, 2026, as the presenter was not feeling well.

b. DISCUSSION OF TMS# 234-07-05-027 FROM CONSERVATION (C) TO RESIDENTIAL SINGLE FAMILY (RSF)

Ms. Emma Hall presented a parcel to City Council that is currently zoned Conservation (C), located off Matthews Lane and the applicant is requesting the property be rezoned to a Residential Single Family (RSF), which is what it is and has been being used.

c. DISCUSSION OF POTENTIAL ANNEXATION OF UNADDRESSED PROPERTY LOCATED AT LIBERTY HALL ROAD (TMS # 244-05-01-056 / UNADRESSED LIBERTY HALL ROAD LOT #26)\

Mr. Reagan Osbon presented to City Council a property that was purchased by the City in June 2026 and requested the item be placed on the agenda for the regular City Council Meeting scheduled for August. Mayor Habib and members of City Council approved his request to move forward.

d. DISCUSSION OF AWARD OF DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION FOR THE ST. JAMES TRAIL MULTIUSE PATH PROJECT, PENDING CONTRACT NEGOTIATIONS

Mr. Reagan Osbon thoroughly briefed City Council on the Safe Streets For All Grant Program by the Federal Highway Administration (FHWA). The project will construct 2.3 miles of trail along St. James Avenue (Highway 176) between Carnes Crossroads and Old Mt. Holly Road. Mr. Osbon stated City staff sent out a Request for Qualifications wherein 11 responses were received; and, the top 3 were interviewed by himself, Josh Tronnier, Tyler Howanyk and a representative from BCD Council of Government. He stated City staff's recommendation is to begin contract negotiations with the intent of bringing a full contract to City Council with an agreed upon pricing at the August 11th regular City Council Meeting. After some discussion, Mayor Habib and City Council concurred with City staff's request.

III. ADJOURNMENT

Motion By: Mayor Pro Tem Tekac; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Carried: All ayes. 5:56 p.m.

_____ Date: August 11, 2026

Kelly J. Lovette, MMC
City Clerk

Request for City Council Agenda Item

To: MAYOR AND CITY COUNCIL

From: REAGAN OSBON, SPECIAL PROJECTS MANAGER

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS 233-08-03-019 AND TMS 233-08-03-053 LOCATED OFF BERKELEY FARMS ROAD AND COLLEGE PARK ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading of a Public Hearing)

Background Summary

The applicant is seeking to annex and assign zoning classification to two parcels, totaling +/-3.41 acres, into the City of Goose Creek. The applicant is requesting a Planned Development zoning that would allow for single family attached and detached, a limited number multifamily dwellings, commercial uses, and light industrial uses. The applicant proposes bringing bringing the annexed properties into City limits as a part of the Berkeley Farms PD, which was previously approved by City Council at the September 10, 2024 City Council Meeting.

To include the two additional properties as a part of Berkeley Farms PD, the applicant is resubmitting the entire PD application for Council's consideration. The properties will be annexed in as Planned Development- Berkeley Farms.

The applicant has been notified that they will be required to remit the expected cost of the Berkeley County fire fee to the City to cover the cost of annexation into the City. Payment will be due before September 1, before final reading by City Council. The anticipated fire fee at this time will be $3,575.13 for both parcels.

The Planning Commission unanimously recommended approval at its August 4, 2026 Planning Commission Meeting. Final Reading is anticipated at the September 8, 2026 City Council Meeting.

Financial Impact

The anticipated fire fee is $3,575.13 for both parcels.

Impact if denied
Impact if approved
Department Head: _____ *Signature & Date* City Administrator: _____ *Signature & Date*

ORDINANCE NO. 2026-XXX

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREAS IDENTIFIED AS TMS # 233-08-03-019 AND TMS # 233-08-03-053, LOCATED ON BERKELEY FARMS ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION AND TO ASSIGN A ZONING OF PLANNED DEVELOPMENT BERKELEY FARMS - (PD - BERKELEY FARMS)

WHEREAS, the City of Goose Creek, South Carolina (the "City") is a municipal corporation created under the laws of the State of South Carolina, that is duly empowered to extend its municipal boundaries through annexation; and

WHEREAS, a proper petition under Section 5-3-150(3) of the Code of Laws of South Carolina 1976, as amended (the "SC Code") has been filed with the City Council by each of the persons owning 100 percent of the properties hereinafter described; and

WHEREAS, the combination of the petitioning owners (as a collective group) are contiguous to the City's existing municipal boundary; and

WHEREAS, the City, consistent with Section 5-3—310 of the SC Code, may elect, at its sole option, to provide the service formerly provided by another jurisdiction within the annexed area by providing reasonable written notice that City elects to displace such provider; and

WHEREAS, upon the annexation of the properties contemplated by this Ordinance, the City Council intends to provide and serve the annexed properties with all available municipal services; and

WHEREAS, City Council believes that annexation of the properties would be in the best interest of the property owners and the City of Goose Creek; and

WHEREAS, following proper notice, and publication, the City's Planning Commission recommends that the properties be assigned a zoning classification of Planned Development (PD).

TMS Number: 233-08-03-019
Property Description: All that parcel of land at 138 Berkeley Farms Road, Berkeley County, SC. Zone Code R2, Plat Book I Page 153 SUB #024. Asst. District 095. TMS # 233-08-03-019 (Also Old TMS # 095-0001-053; Lot 70). +/- 2.21 Acres bought from CM and Devaugh Harnes. Sale date 10/05/1977: Price $9,000.00. Deed Book #339 and Page 145.

TMS Number: 233-08-03-053
Property Description: All that certain piece, parcel or lot of land, situate, lying and being in the College Park Area, County of Berkeley, State of South Carolina, Measuring and Containing, 1.22 acres, more or less, shown and designated as LOT "2 B" on a Plat entitled "SUBDIVISION SURVEY OF TMS 233-08-03-020 CONTAINING 2.31 ACRES BEING LOT 20 BLK A BERKELEY FARMS SUBDIVISION LOCATED AT 146 BERKELEY FARMS ROAD DIVIDED INTO LOT "20A" 1.09 ACRE FOR JENNINGS BOAN AND LOT "2B" 1.22 ACRE FOR

ALICE NANNETTE DUBOSE," prepared by J. Hugh Campbell, Jr. PLS No.: 7615, dated January 12, 2010,
revised March 13, 2010, revised August 23, 2010, recorded on January 27, 2011 and found of record in the Office of the Register of Deeds for Berkeley County, South Carolina, in Plat Cabinet O at Page 187P; TOGETHER WITH all rights of ingress, egress and general utilities, over, across and upon the properties as shown and depicted on said plat. Said tract having such size, shape, dimensions, buttings and boundings and easements as reference to said plat will more fully appear, which plat is made a part and parcel of this legal description by reference.

Being a portion of that certain property conveyed to Robyn F. Boan and Jessica Heleigh Boan by Corrective Deed of Distribution from the Estate of Jennings Jessie Boan (Case No.: 2012ES08-662) dated December 12, 2012, recorded December 21, 2012 and found of record in the Office of the Register of Deeds for Berkeley County in Volume 9859 at Page 224. Reference also that certain Deed of Distribution from the Estate of Jesse W. Boan (Case No.: 2003ES08-711) to Jennings J. Boan and Alice N. Dubose, dated September 26, 2004, recorded October 1, 2004 and found of record in the Office of the Register of Deeds for Berkeley County, South Carolina, in Book 4268 at Page 293.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goose Creek, South Carolina, this September 8 2026, as follows:

1. The properties herein described below (collectively, the "Properties") are hereby annexed to and become a part of the City as of the date of enactment of this Ordinance:

In addition to the Properties, all public rights of way, streets, highways, and easements included in the territory hereby annexed are additionally annexed into the City.

2. Based on the recommendation of the City's Planning Commission, each of the Properties shall be assigned a zoning classification of Planned Development – Berkeley Farms (PD- Berkeley Farms).

3. The City intends to provide all available municipal services to the Properties. In keeping therewith, the City, acting through the Mayor or his assigns, shall be authorized to notify all necessary parties of the annexations authorized by this Ordinance and the City's intention to provide all applicable services to the Properties. The Mayor or his assigns shall be further authorized to negotiate, execute and deliver any necessary agreement to memorialize the terms and provisions of any agreement contemplated by Section 5-3-311 of the SC Code in lieu of any plan to balance equities and interest under Section 5-3-312 of the SC Code. To the extent any funding is or will be committed under such agreement, and funds therefore are not otherwise budgeted in the City's then-existing budget, such funding commitment shall be subject to further approval and ratification by City Council, but should not otherwise affect or limit the terms of any agreement between the City and any displaced service provider.

4. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

5. This ordinance shall become effective immediately upon enactment.

[SIGNATURE PAGE TO FOLLOW]

INTRODUCED the 11th August, 2026.

DONE the _____day of _____, 2026.

_____

Mayor Gregory S. Habib

Attest:_____

Kelly J. Lovette, MMC, City Clerk

_____ _____

Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____

Councilmember Christopher Harmon Councilmember Gayla S.L. McSwain

_____ _____

Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

CITY COUNCIL

August 11, 2026, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment
Berkeley Farms Planned Development

Tax Map:	233-08-03-019, 233-08-03-053
Proposal:	Annex and assign zoning from Berkeley County Manufactured Residential (R2) to Goose Creek Planned Development (PD)
Applicant:	Kimley-Horn, on behalf of the property owners
Acreage:	+/- 3.41 acres
Current Use:	2 (two) Manufactured and 1 (one) stick-built homes
Proposed Use:	Planned Development zoning that would allow for single family attached and detached, a limited number of multifamily dwellings, commercial uses, and light industrial uses.
Land Use Classification:	Low-Density Residential
Current Zoning:	Berkeley County Manufactured Residential (R2)
Proposed Zoning:	Goose Creek Planned Development (PD)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021, Amended February 13, 2024) has the subject parcels designated as Low Density Residential (Comprehensive Plan).

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. These two (2) parcels are located along Berkeley Farms Road (College Park Road Corridor). The Future Land Use for these parcels is Low-Density Residential to promote a sense of community. The two parcels are surrounded by the existing Berkeley Farms PD, and staff recommend annexing and rezoning the PD to include the two subject parcels.

STAFF RECOMMENDATION

Staff recommend annexation into the Berkeley Farms PD. The Future Land Use Map calls for Residential Single Family Zoning in the FLU district, but staff advises that the annexation into the surrounding PD is in the best interest of the City, as it would contribute to the tax base, provide an economy of scale for city services, and would not be disruptive the existing PD and surrounding neighborhood.



CREEK COMPASS
City of Goose Creek

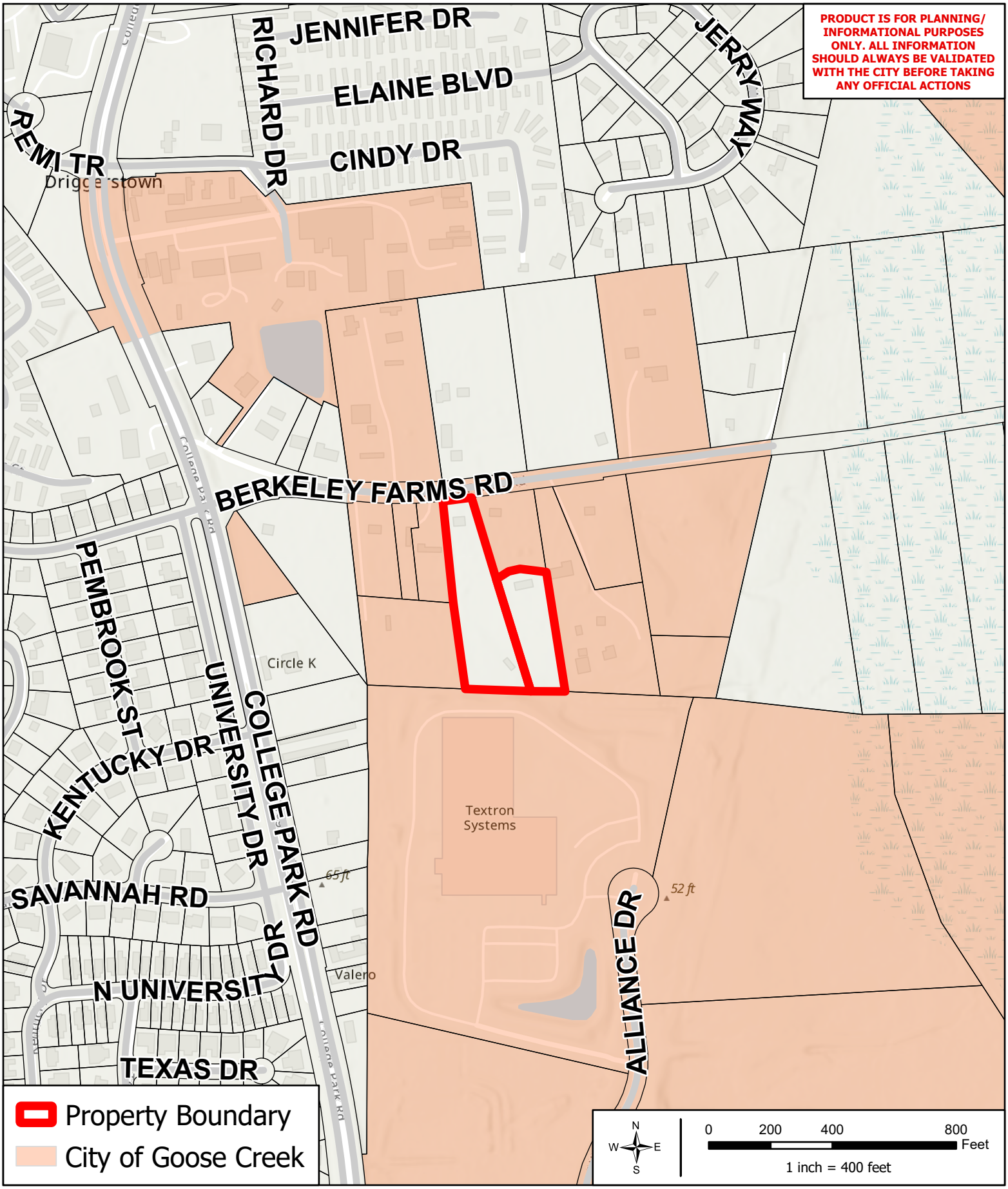
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Vicinity Map

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Map as of 6/10/2026 8:49 AM



CREEK COMPASS
City of Goose Creek

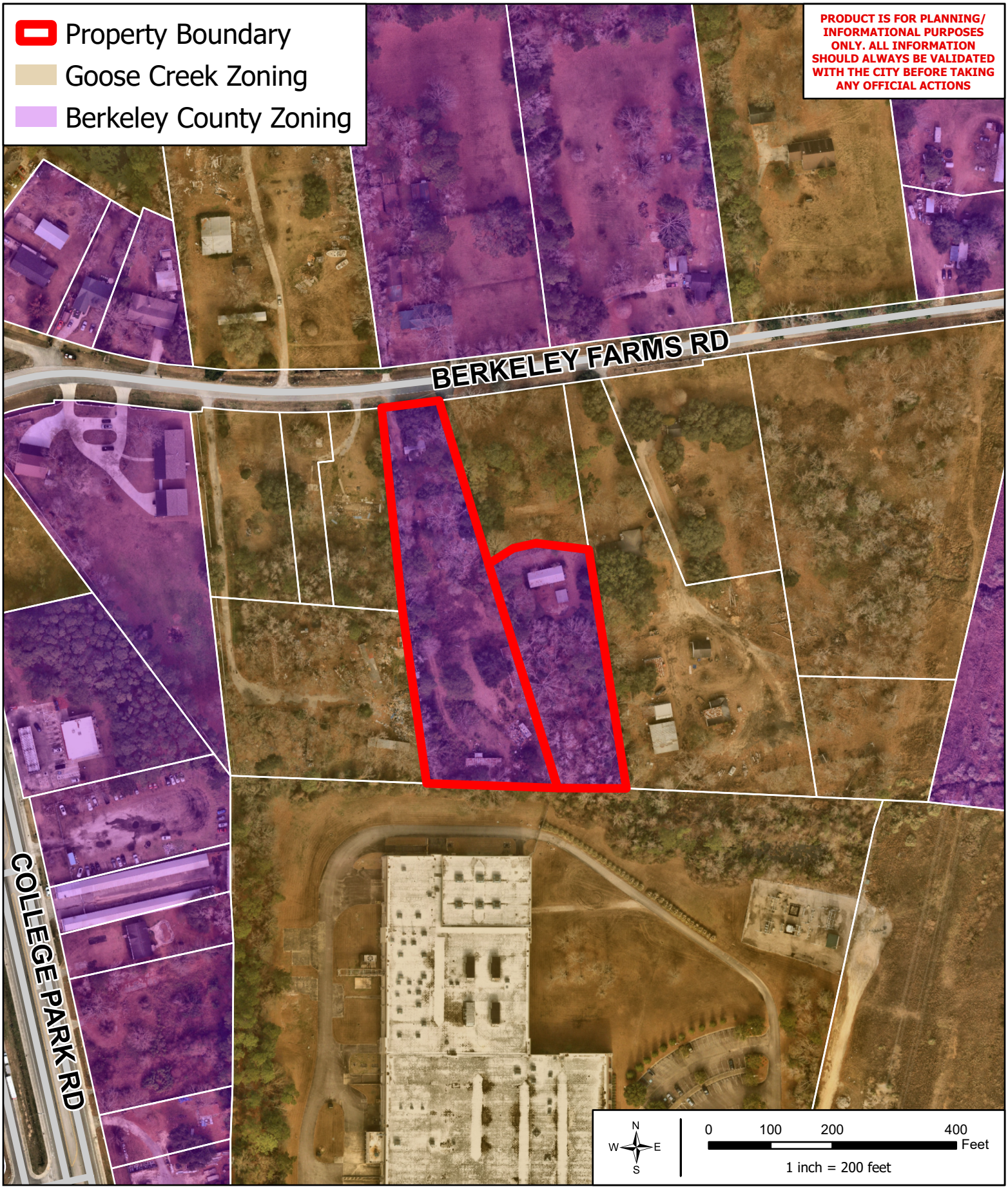
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Vicinity Map

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Map as of 6/10/2026 8:55 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Zoning Map

27

N:\Projects_City Maps_Map Series\Annexation Maps\2026\06-09-2026\ArcGIS Pro WKSP\Zoning Map.aprx

Map as of 6/10/2026 8:57 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Berkeley County Zoning

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Map as of 6/10/2026 9:42 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Goose Creek Zoning

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Map as of 6/10/2026 9:24 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-019
TMS: 233-08-03-053

Future Land Use

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Map as of 6/10/2026 9:30 AM

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description:	This is a lot off of Berkeley Farms Rd. It is one of two lots that are in between currently PD zoned lots within the City of Goose Creek.
Berkeley County TMS:	233-08-03-019
Property Address:	138 Berkeley Farms Rd Summerville, SC 29486
Proposed Zoning:	Berkeley Farms PD
Attachments:	Berkeley County GIS Map

138 Berkeley Farms Road Summerville, SC 29486
Street Address, City, State, Zip Code

Jean M Prather — Cathy J Hruj P.R. — May 28, 2026
Print Name — Signature — Date

For Municipal Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

By: _____, Date _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)
)
IN THE MATTER OF:)
JEAN MURRAY PRATHER)
(Decedent))

IN THE PROBATE COURT

CERTIFICATE OF APPOINTMENT

CASE NUMBER: 2025ES0-712

This is to certify that

CATHY J. HAAF

is/are the duly qualified

- ☒ PERSONAL REPRESENTATIVE
- ☐ GUARDIAN
- ☐ CONSERVATOR
- ☐ TRUSTEE
- ☐

In the above matter and that this appointment, having been executed on the 14TH day of JULY, 2025, is in full force and effect, including authorization to receive monies, principal, interest, & dividends of and belonging to said estate.

RESTRICTIONS:

Executed this 22ND Day of OCTOBER, 2025

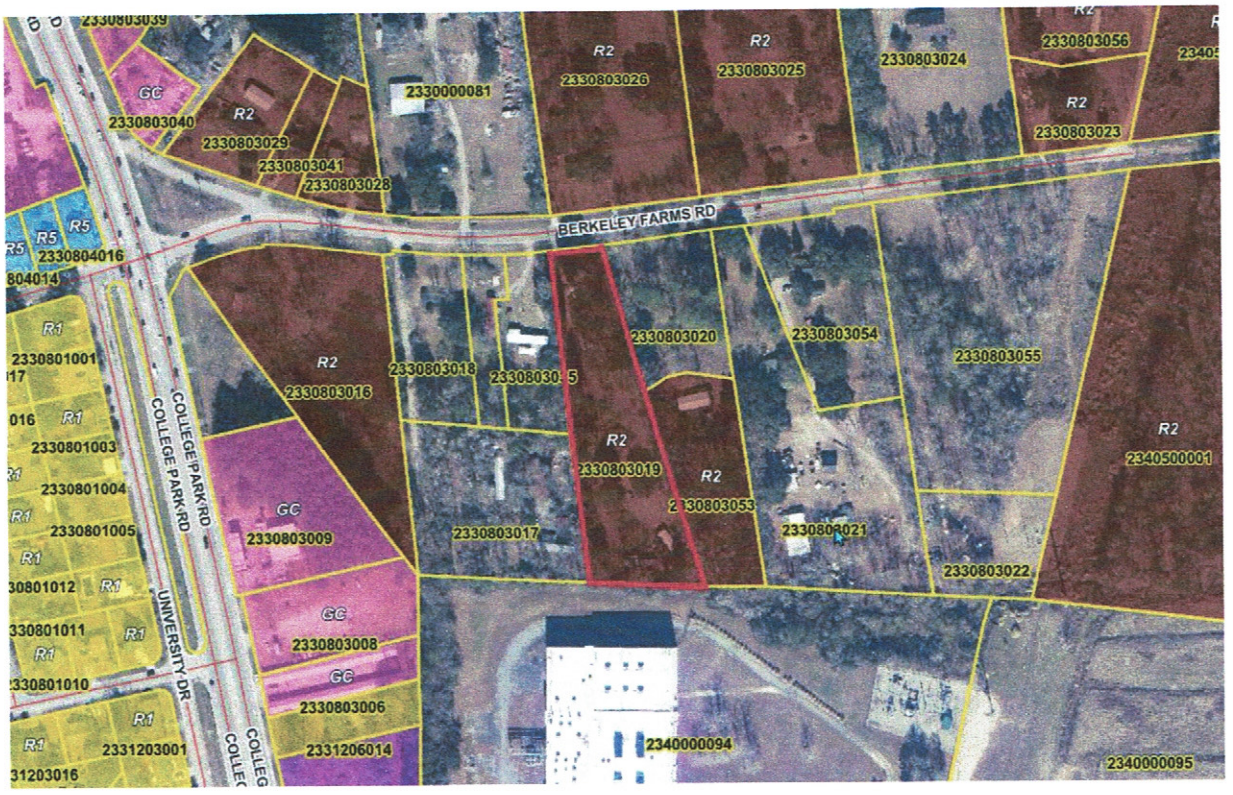
Tiffany Provence

Keith W. Kornahrens, Probate Court Judge
Tiffany Provence, Associate Probate Judge

Do not accept a copy of this certificate without the raised seal of the Probate Court.

FORM #141PC (1/2014)
62-1-305, 62-3-103

MAP:


2330803039
GC
2330803040
R2
2330803029
2330803041
2330803028
2330000081
R2
2330803026
R2
2330803025
2330803024
2330803056
R2
2330803023
BERKELEY FARMS RD
R5
R5
R5
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804014
R1
2330801001
017
016
R1
2330801003
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2330801005
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30801012
R1
330801011
R1
R1
330801010
R1
R1
2331203001
31203016
COLLEGE PARK RD
UNIVERSITY DR
R2
2330803016
2330803018
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R2
2340500001
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GC
2330803009
GC
2330803008
GC
2330803006
2331206014
2340000094
2340000095

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description:	This is a residential property that is located behind TMS 233-08-03-020 and it mostly wooded with some structures on it.
Berkeley County TMS:	TMS # 233-08-03-053
Property Address:	146 Berkeley Farms Rd Summerville, SC 29486
Proposed Zoning:	PD
Attachments:	Property Location Exhibit

146 Berkeley Farms Rd., Summerville, SC 29486
Street Address, City, State, Zip Code

Alice Nannette DuBose Alice Nannette DuBose 2-24-26
Print Name Signature Date

==========

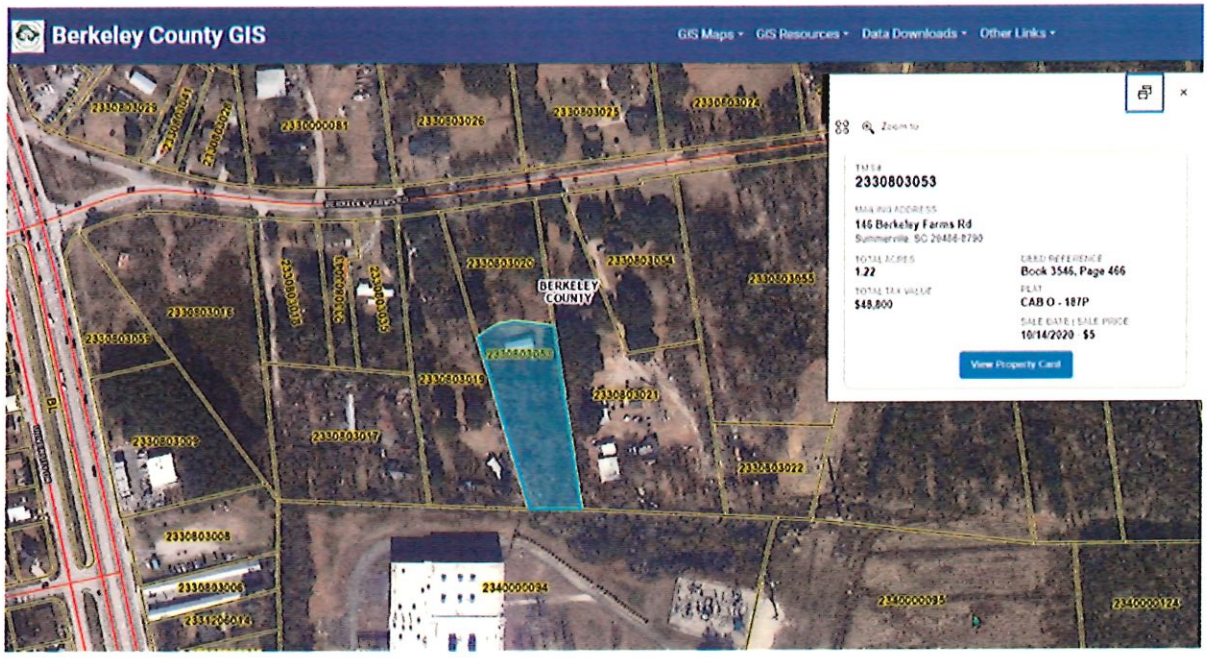
For Municipal Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

By: _____, Date _____

PROPERTY LOCATION EXHIBIT



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Today's Date 02/12/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

Part I. Applicant Information

1. Name Crystal Aponte Company (if applicable) Kimley-Horn
2. Address 1080 Morrison Dr - Suite 240 City Charleston State SC Zip 29403
3. Phone 843-867-3135 Email crystal.aponte@kimley-horn.com
4. Is the applicant the owner of the property? No
5. Please fill out the agent waiver on the back of this application if the applicant is not the owner of the property.

Part II. Project Information

1. TMS# 233-08-03-053
2. Street Address 146 Berkeley Farms Rd Summerville, SC 29486
3. Current Use Residential Proposed Use Residential
4. Current Zoning R2 (Berkeley County) Proposed Zoning PD
5. Total acreage requested to be rezoned 1.22
6. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the permit? No

Project Description:

This parcel is being added to the assemblage of parcels that is currently under the Berkeley Farms Road PD. The intention for this parcel is for it to become a part of the residential zoning district within the PD.

Part III. Signature and Acknowledgement

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review of the appeal.

Applicant signature Crystal Ana Aponte

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Agent Waiver

I hereby designate Crystal Aponte *to serve as may agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

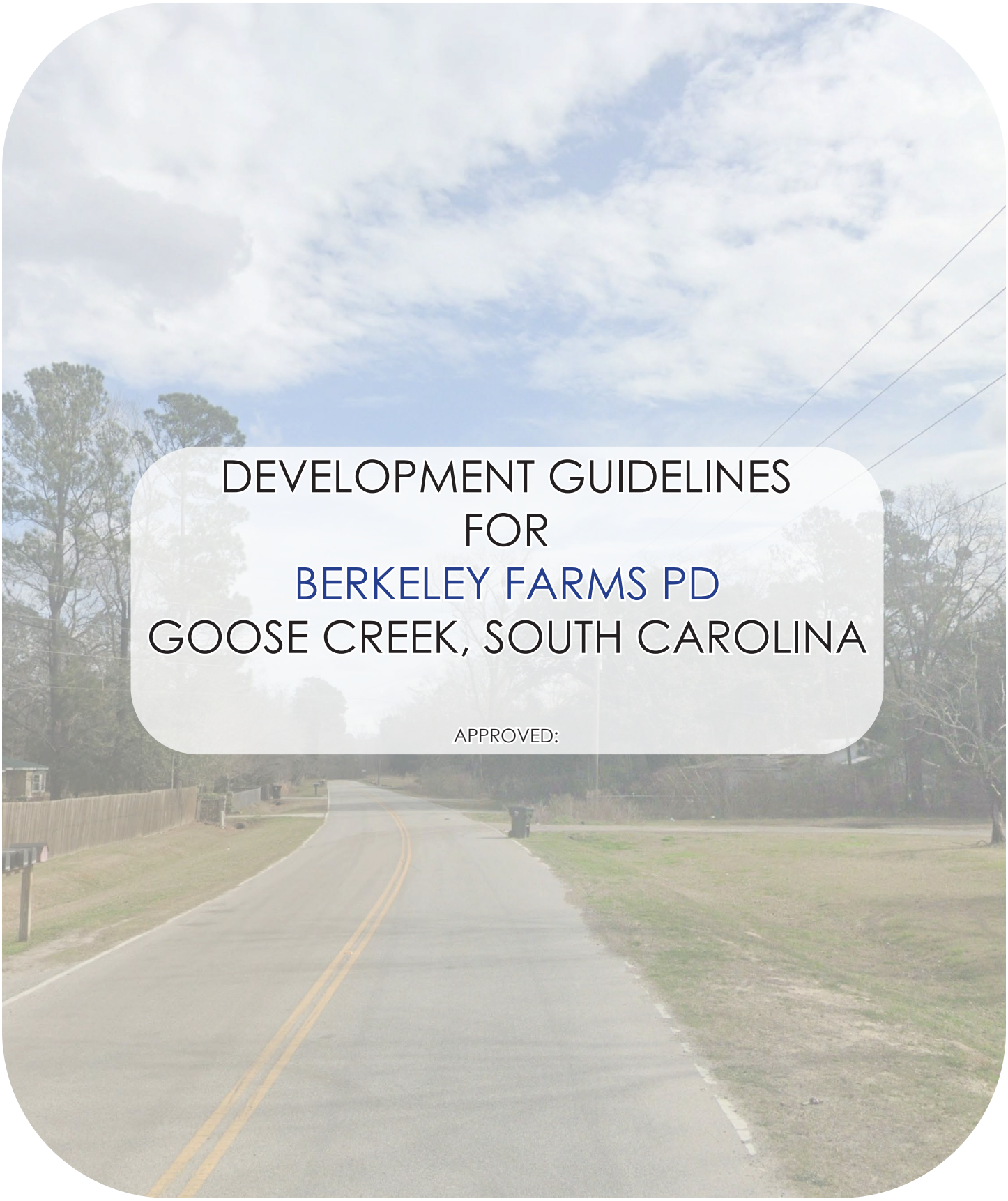
Print Name: Alice Nannette DuBose

Signature: Alice Nannette DuBose

Person Completing this Application: Crystal Aponte

Signature of Person Completing this Application: Crystal Aponte

Kimley»Horn



DEVELOPMENT GUIDELINES FOR BERKELEY FARMS PD GOOSE CREEK, SOUTH CAROLINA

APPROVED:

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8 Commercial District (CD)
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9 Affordable Housing

11 Open Space

11 Development Area
11 Conceptual Plan for Open Space
11 Ownership and Maintenance of Open Space

12 Buffers

12 Residential District Buffer
12 Commercial District Buffer

14 Tree Protection

14 Right-Of-Way

14 Type A Street
15 Sidewalks
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16 Parking

16 Drainage Basin Analysis

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16 Wetland Verification
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16 Traffic Study

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Introduction and Background Information

Executive Summary

The Berkeley Farms Planned Development (PD) is intended to align with the goals of the City of Goose Creek's Comprehensive Plan adopted May 11, 2021 and amended February 13, 2024. The PD has two zoning areas which are the Commercial District (CD) and the Residential District (RD). It will allow for flexibility in a residential/commercial design to create a mixed-use community. The PD will emphasize interconnectivity and walkability. The residential and commercial districts are designed to compliment one another providing future residents a place to live, work and play in one walkable community.

Goals for the Project

The PD has two zoning areas, the CD and RD. The development goal for this project is to align with the goals of the City of Goose Creek's Comprehensive Plan. The project area is a part of the proposed Annexation Phase 1 area mentioned within the Comprehensive Plan and ties into the College Park Road target area. The RD portion of the community will be comprised of homes off of Berkeley Farms Road. The CD portion will be comprised of mixed commercial and light industrial along College Park Road. These homes will help provide an attainable housing option to most while also helping with providing the "missing middle housing" type mentioned within the Comprehensive Plan. The RD is intended to be a safe and easily walkable development with direct access to the CD where goods and/or services can be found. The residential portion is proposed to have an amenity component giving this project a live/work/play feeling. There will be sidewalks throughout the residential area connecting to all internal amenity features as well as to Berkeley Farms Road and College Park Road. A multi-use path is proposed as well to ensure not only increased walkability but also other forms of movement such as cycling. Each of the development areas shall have adequate circulation to allow for ease of access and safe travel for all users including emergency services. The natural features (i.e. wetlands) on site have been carefully planned around and incorporated into the majority of the proposed open space areas. The PD site as a whole will result in a balanced development that allows for all users/residents to feel comfortable and accommodated.

Project Location

The development is located to the East of College Park Road, along Berkeley Farms Road, with portions of it located on either side of Berkeley Farms Road with the CD having frontage on College Park Road. Twelve (12) of the individual tracts are currently in the City of Goose Creek and two (2) of the individual parcels are currently in Berkeley County and are intended to be annexed into the City of Goose Creek. The project is comprised of fourteen (14) parcels that will come together as one development under this PD.

See Location map below and Exhibit A - Existing Conditions



Area Map (not to scale)

Background Information

The Site consists of 39.68 gross acres. It is comprised mostly of lightly developed parcels. There are existing structures on the parcels which are intended to be removed as the project develops. The entrance to the different portions of the development will be off of Berkeley Farms Road.

The properties included within the PD have the following TMS's:

PLOT ACREAGE		
TMS #'S	**OWNER**	**GROSS ACREAGE**
233-00-00-057	888 College Park Rd LLC	12.41
233-00-00-081	888 College Park Rd LLC	4.01
233-08-03-024	888 College Park Rd LLC	4.13
233-08-03-018	Berkeley Farms Holdings LLC ETAL	0.95
233-08-03-043	Berkeley Farms Holdings LLC ETAL	0.45
233-08-03-035	Berkeley Farms Holdings LLC ETAL	0.79
233-08-03-017	Berkeley Farms Holdings LLC ETAL	2.03
233-08-03-019	Jean M Prather	2.19
233-08-03-020	Berkeley Farms Holdings LLC ETAL	1.09
233-08-03-053	Alice N Dubose	1.22
233-08-03-021	Berkeley Farms Holdings LLC ETAL	3.22
233-08-03-054	Berkeley Farms Holdings LLC ETAL	1.59
233-08-03-055	Berkeley Farms Holdings LLC ETAL	4.60
233-08-03-022	Berkeley Farms Holdings LLC ETAL	1.00

Two parcels within the assemblage, 233-08-03-019 and 233-08-03-053, are zoned R-2 - Manufactured Residential District in Berkeley County. The two parcels under Berkeley County jurisdiction have been submitted for annexation into the City of Goose Creek. The annexation of these parcels into the City of Goose Creek would align with the Comprehensive Plans annexation goals of increasing tax base and revenue opportunities in the City. All other parcels within the assemblage are already under PD zoning designation within the City of Goose Creek.

Relationship to the Zoning Ordinance of the City of Goose Creek

The Current Regulations shall be the City of Goose Creek's Zoning Ordinance and Land Development Regulations in effect at the time. Should this PD or subsequent design guidelines not specifically address certain zoning/development standards, the most current zoning regulations shall govern.

Land Use

Flexibility of Uses and Tracts

The PD for the included parcels is proposing two different types of land use, residential and commercial/light industrial. The exact location of boundary lines between development areas, the location and size of land uses indicated within the planned areas, and the preliminary design concepts for the tracts and uses described in this PD shall be subject to change as phases of the Development Plan are submitted for final review over the life of the Project; provided, however, that the maximum intensities and allowed land uses described in this Ordinance may not be changed unless approved in accordance with the City of Goose Creek's Zoning Ordinance.

Subdivision Plan Review and Approval

Preliminary plans and final plats for each phase of the development shall be submitted for review and approval by the appropriate City of Goose Creek authority.

Zoning Criteria

Berkeley Farms PD will contain both residential and commercial land uses. The PD will categorize the development into two (2) land use designations: Residential District (RD) and Commercial District (CD).

AREA BY DISTRICT	
LAND USE	**TOTAL ACREAGE**
Residential District (RD)	27.27
Commercial District (CD)	12.41
	39.68

Residential District (RD)

The RD seeks to allow for housing options that will appeal to a wide range of people and be an attainable option for most. The interest expressed in the City of Goose Creek's Comprehensive Plan by the public for more compact living styles and the well laid out guidance for both multi-family and townhomes led to the standards for the RD. These standards will allow for a cozy community feel with opportunities for walking and becoming close knit neighbors. The RD will allow for both single-family attached and detached homes and multi-family buildings. This district will also include an amenity area for recreation and socialization within the community. Open space in this area may consist of but is not limited to the amenity area, active and passive recreation and stormwater detention facilities.

Materials used in the RD shall follow the below recommendations as per the City of Goose Creek's Zoning Ordinance - Section Nine: Form, Design & Operational Standards - (H) Architectural Design Standards - (5) Building Design - (h) & (i).

Recommended Materials:

- Natural materials: wood, brick, terra cotta, stone (cast or cut).
- Decorative concrete block (CMU), textured with integral color
- Stucco (cement plaster), decorative.
- Fiber cement siding.
- Exterior insulation and finishing system (EIFS) when used above storefront height.

Prohibited Materials:

- Vinyl, metal, or aluminum siding (metal siding not prohibited in commercial district).
- Exposed concrete mason units.
- Reflective materials that cause glare.
- Materials that artificially simulate natural materials.
- Diagonal siding.
- Exaggerated swirled stucco.

The RD areas will contain residential land uses and open spaces. Within the RD district, land and buildings may be erected, altered, or used for the following permitted uses:

1. Single-family attached and detached dwelling units.
2. Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD). A minimum of 8 contiguous acres is required in order to have multi-family residential. Multi-family is only allowed within the Residential District (RD) in between College Park Road and the Multi-Family build limit line as depicted on Exhibit B - Land Use.
3. Open space.
4. Accessory uses and structures are allowed per the City of Goose Creek's Zoning Ordinance Section Four: Use & Standards - 4:3 Accessory & Temporary Uses and may be further restricted within the HOA guidelines.

Disallowed Uses are as follows:

1. All non-residential zoning uses as described in the City of Goose Creek's Zoning Ordinance.

Notes:

1. Steps, balconies, patios, open stairways, entry covers, bay windows, fire boxes and decks may extend fully into setbacks, but in no instance can they extend into the right of way or drainage easements.
2. Eaves may extend two feet (2') into setbacks, however in no instance can any structure or eave extend into a Right-of-way or drainage easement.
3. Fences shall follow the City of Goose Creek's Zoning Ordinance Section Nine: Form, Design & Operational Standards - (E) Fences & Walls.
4. On-street visitor parking is encouraged throughout the community where/when it is feasible.

RESIDENTIAL DISTRICT	
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS	
Minimum Lot Area	1,600 SF
Minimum Lot Width	20'
Minimum Lot Depth	80'
Minimum Setbacks	
Front	25'
Side	5' & 15' Corner Lots
Rear	15'
Height	75'
Minimum Parking Requirement	2 per DU

Commercial District (CD)

The CD is intended to accommodate a combination of uses that will encourage a live/work/play lifestyle which will help to push forward the City's goal of encouraging this type of balance stated in the Comprehensive Plan. Among the varied uses are light industrial, retail, office, restaurant/bar restaurant, gas stations, hotel and retail/general commercial. Within the Mixed-Use Overlay District residential uses are allowed and shall follow the guildlines and dimensional standards outlined in this document.

Within the CD, land and buildings may be erected, altered, or used for the following permitted uses:

1. The uses listed above.
2. Accessory uses and structures are allowed per the City of Goose Creek's Zoning Ordinance Section Four: Use & Standards - 4.3 Accessory & Temporary Uses and may be further restricted within the POA/HOA guidelines.
3. Mixed-Use Overlay District:
   A. Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD)
   B. Uses allowed in the RD as stated in this document.

Disallowed Uses are as follows:

1. Storage facilities
2. Vape stores
3. Car sales
4. Adult businesses

COMMERCIAL DISTRICT	
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS	
Minimum Setbacks	
Front	20’
Side	10’
Rear	20’
Height	75’
Minimum Parking Requirement	By Use

Parking

Parking for the CD shall comply with the City of Goose Creek’s Zoning Ordinance Section Five: Site Development - 5.4: Access & Parking.

Affordable Housing

Affordable Housing Definition - Single-family, or multi-family dwelling units, used exclusively for residential uses, where occupants have, in the aggregate, household income of less than or equal to one hundred twenty (120) percent of median area income for owner occupied units, or eighty (80) percent of median area income for rental units. Median area income shall be determined annually by the U.S. Department of Housing and Urban Development. Household income shall include all sources of financial support, both cash and in kind, of adult members of the household, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance or public welfare programs, other sources of income regularly received, including Veterans’ (VA) payments, unemployment compensation and alimony, awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the members’ families for medical, personal or educational needs.

Single family affordable housing units shall be included in order to promote ownership or occupancy of affordable, quality housing by low-income households. Property within the RD and CD districts may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this PD. There is to be 10% of single family units minimum and 10% of multi-family units to be affordable housing. The entity developing the subject lot must construct new residential housing for the provision of affordable housing as defined above in this PD. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-income. The following standards of this Section must also be met:

1. Single Family Affordable Housing Units. For purposes of this section, single family affordable housing units shall meet the definition for affordable housing as defined above in this PD
    - As to rental units, these units shall be rented to households earning no more than eighty (80) percent of the area median income, and the rents charged by the owner shall be in accordance with the Fair Market Rents published annually by the U.S. Department of Housing and Urban Development or such entity that may be subsequently designated. In the absence of such information, the rents charged by the owner shall not exceed 30 percent of the household annual income. The owner shall be required to submit to the City of Goose Creek, or its successor, the rental rate to be charged and verified income reports of household income of all rental occupants at the inception of each tenancy and on no less than a yearly basis thereafter, as determined by the City of Goose Creek. These units shall be subject to these restrictions for no fewer than 20 years from the initial occupancy as affordable housing. The owner shall execute a Memorandum of Use with the city as a party acknowledging the use of the property for Affordable Housing in accordance with the provisions of this PD, which Memorandum shall be in a form acceptable for recording in the record office of the applicable county and which shall be recorded in the record office of the applicable county. If a proposal meets the requirements of this section and the owner is willing to enter into the terms of a Memorandum of Use contained in this paragraph, the Mayor shall be authorized so sign the Memorandum of Use on behalf of the City.
    - As to owner occupied units, these units shall be sold to households earning no more than one hundred twenty (120) percent of the area median income. Each owner, prior to initial occupancy, shall be required to submit to the City of Goose Creek, a verified income report of household income of all members of the household. These units shall be subject to resale restrictions for no fewer than twenty years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.
2. Ownership. Single family detached affordable housing units shall be sold or rented to qualified households, as described herein.

Open Space

Development Area

The requirement for open space will be 15% of the total gross acreage of the development area.

- Total Gross Acreage = 39.68 Acres*
- 39.68 Acres x 15% = 5.95 Acres*

*These calculation are subject to change based on actual future development. These calculations represent the anticipated acreages within the zoning districts in the PD. Should the land use designations need to change over time, a corresponding recalculation of open space shall be required according to above percentages or calculation guidelines within this section of the Berkeley Farms PD. These recalculations will be coordinated with Staff during the planning stage, and a summary memo will be submitted by the developer to note the changes of required open space and document the remaining requirements at the time of building permit or preliminary plat application stage for each subject parcel.

Conceptual Plan for Open Space

The open space may consist of, but is not limited to, community open spaces for passive and active recreation, event spaces (for events such as weddings, parties, etc.), walking trails, picnic areas, sitting areas, playground features, and community gardens. Event structures such as a pavilion, gazebo, or enclosed structure with associated utilities, or any combination there of may be erected on open space areas subject to HOA/POA guidelines. 50% of the total area of a created water feature, wetland or stormwater facility may be counted towards open space if it is amenitized for active and/or passive use.

Open spaces shall not all be confined to one area, but shall be blended throughout the development. The open space requirement will apply to the PD as a whole, not to each individual development parcel.

See Exhibit C - Open Space and Buffers for the conceptual open space plan.

Ownership and Maintenance of Open Space

Open space shall be privately owned and maintained by the POA (Property Owners Association)/HOA (Homeowners Association) for the use of the community.

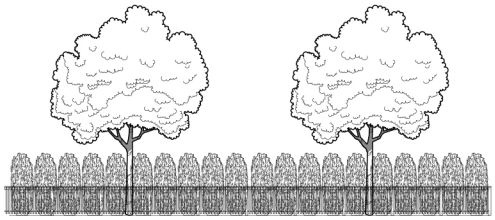
Buffers

Within the PD limits the only buffers that shall apply are those listed below and are as follows:

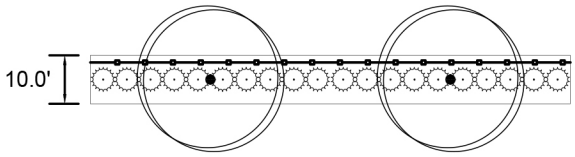
Residential District Buffer

The intent of the RD Buffer is to separate the RD from incompatible/undesirable uses - see below table, elevation and plan for details and Exhibit C for location of buffers.

RESIDENTIAL BUFFER DEPTH AND PLANTING	
Minimum Buffer Depth	10’
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Evergreen Shrubs	20 per 100 LF
Opaque Fence / Wall	6’ High



Elevation

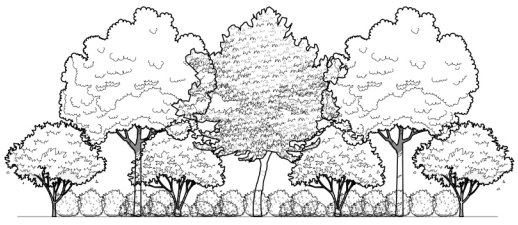


Plan

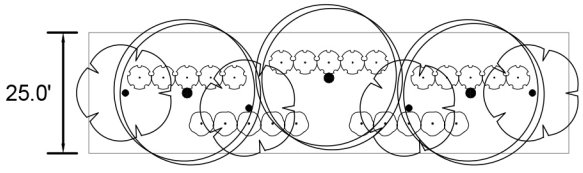
Commercial District Buffer

The intent of the CD buffer is to separate the CD from incompatible uses - see below table, plan and elevation for details and Exhibit C for location of buffers.

COMMERCIAL DISTRICT BUFFER A DEPTH AND PLANTING	
Minimum Buffer Depth	25’
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Understory Tree	4 per 100 LF
Shrubs	25 per 100 LF

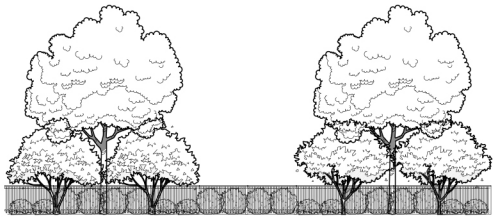


Elevation

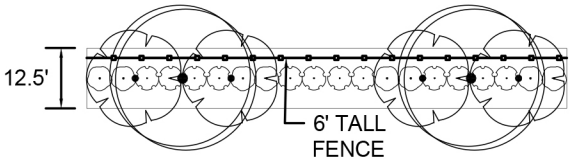


Plan

COMMERCIAL DISTRICT BUFFER B DEPTH AND PLANTING	
Minimum Buffer Depth	12.5' With A 6' Fence
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Understory Tree	4 per 100 LF
Shrubs	20 per 100 LF



Elevation

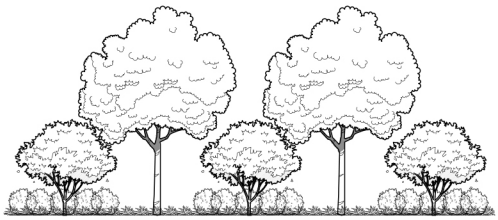


Plan

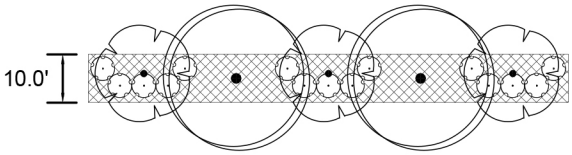
Roadside Buffer - Berkeley Farms Road

The Berkeley Farms PD Roadside Buffer shall follow the standards set forth in this section - see below table, plan and elevation for details and Exhibit C for location of buffers.

ROADSIDE BUFFER NORTH DEPTH AND PLANTING	
Minimum Buffer Depth	10'
Minimum Buffer Landscaping	
Canopy Tree	2 per 100 LF
Understory Tree	3 per 100 LF
Shrubs	15 per 100 LF
Groundcover	Throughout remaining area with spacing no greater than 36"

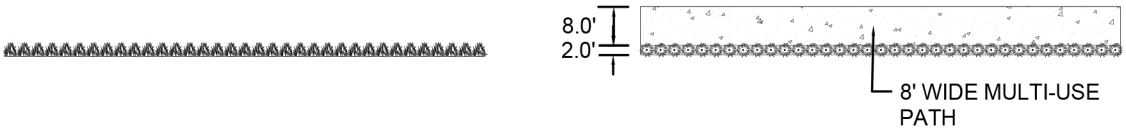


Elevation



Plan

ROADSIDE BUFFER SOUTH DEPTH AND PLANTING	
Minimum Buffer Depth	10'
Minimum Buffer Landscaping	
Walkway	8' Wide Multi-Use Path
Ornamental Grass	35 per 100 LF



Elevation **Plan**

Notes:
Conditional Landscaping:

1. Where parking is located adjacent to and/or visible from a public ROW a continuous evergreen hedge shall be added to the Roadside Buffer.

Tree Protection

Shall be in accordance to Section Five: Site Development - 5.1: Trees - 5.1.2: Tree Protection.

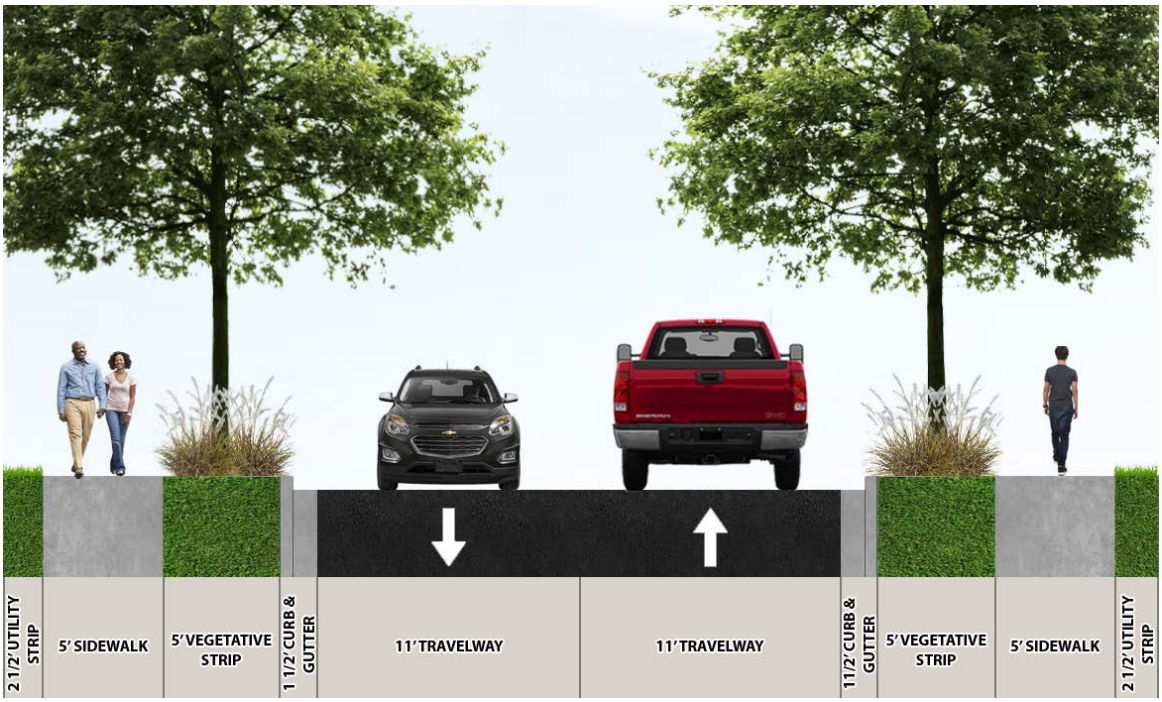
Except as listed below:

1. It will be required to have a certified arborist perform an assessment of the condition and health of existing grand trees on site. The trees shall be given a grade A, B, C, D, E or F with A being the best and F being the poorest condition and possibly dead or dying. Only grand trees graded B or below may be considered for removal and mitigation per the City of Goose Creek's Zoning Ordinance - Section Five: Site Development - 5.1: Trees - 5.1.1: Replacement and Mitigation.

Right-Of-Way

Type A Street

Type A streets shall be 50' wide. It is a private street with a 24' minimum paved section and a vertical curb. There shall be a 5' vegetative strip on each side of the street as well as sidewalks, which shall be 5' wide. This is a street with moderate to high vehicular and pedestrian traffic. It is a street with low to moderate vehicular speeds. The street provides access through the Residential District. Except as described herein, road standards with Berkeley Farms PD, shall conform to the City of Goose Creek's Land Development Regulations - Section 5.7 Private Roads. As the roads will not be accepted by the City of Goose Creek for public maintenance (per the City of Goose Creek's Land Development Regulations - Section 5.7 Private Roads (A) (3)) they may be accepted by Berkeley County if the County so choses.



Note:
1. Root barrier products shall be used when the distance between a proposed street tree trunk and the curb / sidewalk is less than 4 feet.

See Exhibit D - Roads and Circulation.

Sidewalks

Sidewalks throughout the development will be a minimum of 5' width on both sides of the street within the right-of-way. The sidewalks will meet the ADA requirements and ADA required ramps shall be installed at street corners with sidewalks to provide accessible routes.

Street Lights/Street Trees

Street lights shall conform to the City of Goose Creek's Land Development Regulations - 5. Design and Improvement Standards - 5.9 Illumination of Vehicular and Pedestrian Facilities. Street trees shall conform to the City of Goose Creek's Land Development Regulations - 5. Design and Improvement Standards - 5.7 Private Roads - (H) Tree Planting Along Roadways - (1) Street Trees.

Emergency/Public Service Access

All public and private rights-of-way shall accommodate emergency vehicles and public service vehicles.

Parking

Parking requirements and parking dimension requirements for Berkeley Farms PD shall conform to the City of Goose Creek's Zoning Ordinance requirements as per Section Five: Site Development - 5.4: Access & Parking unless otherwise stated within the PD.

Drainage Basin Analysis

Flood Zone

None of the parcels within the Berkeley Farms PD fall within any flood zones per FEMA Map Number 45015C0590E dated December 06, 2018.

Topography

The topography generally slopes to the East with about 2/3 of the development area being relatively gently sloping. The last 1/3 of the development slopes downward quicker than the rest continuing to the East. From West to East the drop is approximately 16 feet with the majority of that drop occurring in the RD development pods. The overall Topography of the site ranges from an approximate high elevation of 44 to 26.

Wetland Verification

The wetlands have been field located by a professional wetland scientist. An approved jurisdictional determination request has been submitted to the Army Corps of Engineers for verification.

Preliminary Stormwater Techniques

The property will be developed using on-site detention systems and best management practices for both water quantity and water quality. Proposed drainage for the site will be managed via a network of storm pipes, wet ponds, open channels and outfall structures as required for release of applicable storm events. The site's stormwater management system must meet all applicable Local, State and Federal stormwater regulations. Maintenance of the stormwater conveyances and ponds will be the responsibility of the HOA. Low impact design (LID) and Green infrastructure techniques are allowed and encouraged to address stormwater.

Traffic Study

A traffic study is being conducted by Kimley-Horn and Associates and will be reviewed by the City of Goose Creek and SCDOT. Berkeley Farms PD will implement any mitigation measures as recommended by the approved TIA (Traffic Impact Assessment).

See Appendix Item A.

Utilities

Sanitary sewer service will be provided by Berkeley County Water and Sanitation.

Potable water will be provided by Berkeley County Water and Sanitation.

Electric and natural gas service will be provided by Berkeley Electric Cooperative.

See Exhibit F - Utilities for conceptual utilities layout.

Additional Development Criteria

POA/HOA

A Property Owners Association (POA) and/or a Homeowners Association (HOA) shall be established for Berkeley Farms PD. Membership in a POA/HOA will be mandatory for any property owner. The POA/HOA(s) will incorporate its own common areas and rights-of-way and be managed and governed by each POA/HOA. The POA/HOA(s) will be funded by dues to be established in its recorded Restrictive Covenants. The POA/HOA(s) will manage the affairs of the POA/HOA(s) including the enforcement of the recorded documents and the maintenance of common areas/private rights-of-way. Common areas could include passive park space, landscape areas, and stormwater detention facilities. Berkeley County may maintain public roadways and drainage systems associated with public roadways (with exception of ponds) and any other property once dedicated and accepted by the appropriate public agency. Applicable POA/HOA(s) documents will be submitted to the Zoning Administrator or designee for review prior to the initial request for a building permit in the PD.

Signs

Signs within the development areas of the Berkeley Farms PD shall conform to the City of Goose Creek's Zoning Ordinance Section Six: Signs.

PD Amendments

Minor modifications to this PD shall conform with the City of Goose Creek's Zoning Ordinance - Section Three: Zoning Districts - PD: Planned Development District - (4) Standards for all Planned Development Zoning Districts - (e) Minor Modifications.

Berkeley Farms PD is designed with the intent to expand as adjacent properties become available. As those properties become available to annex and rezone into the PD, determinations will be made based on the current market conditions as to whether they will become part of the CD or RD.

Exhibits

A. Existing Conditions
B. Land Use
C. Open Space and Buffers
D. Roads and Circulation
E. Signage
F. Utilities

Appendix

A. Traffic Impact Assessment (TIA)

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- WETLANDS
- EXISTING UTILITY POLE AND EASEMENT



Kimley»Horn

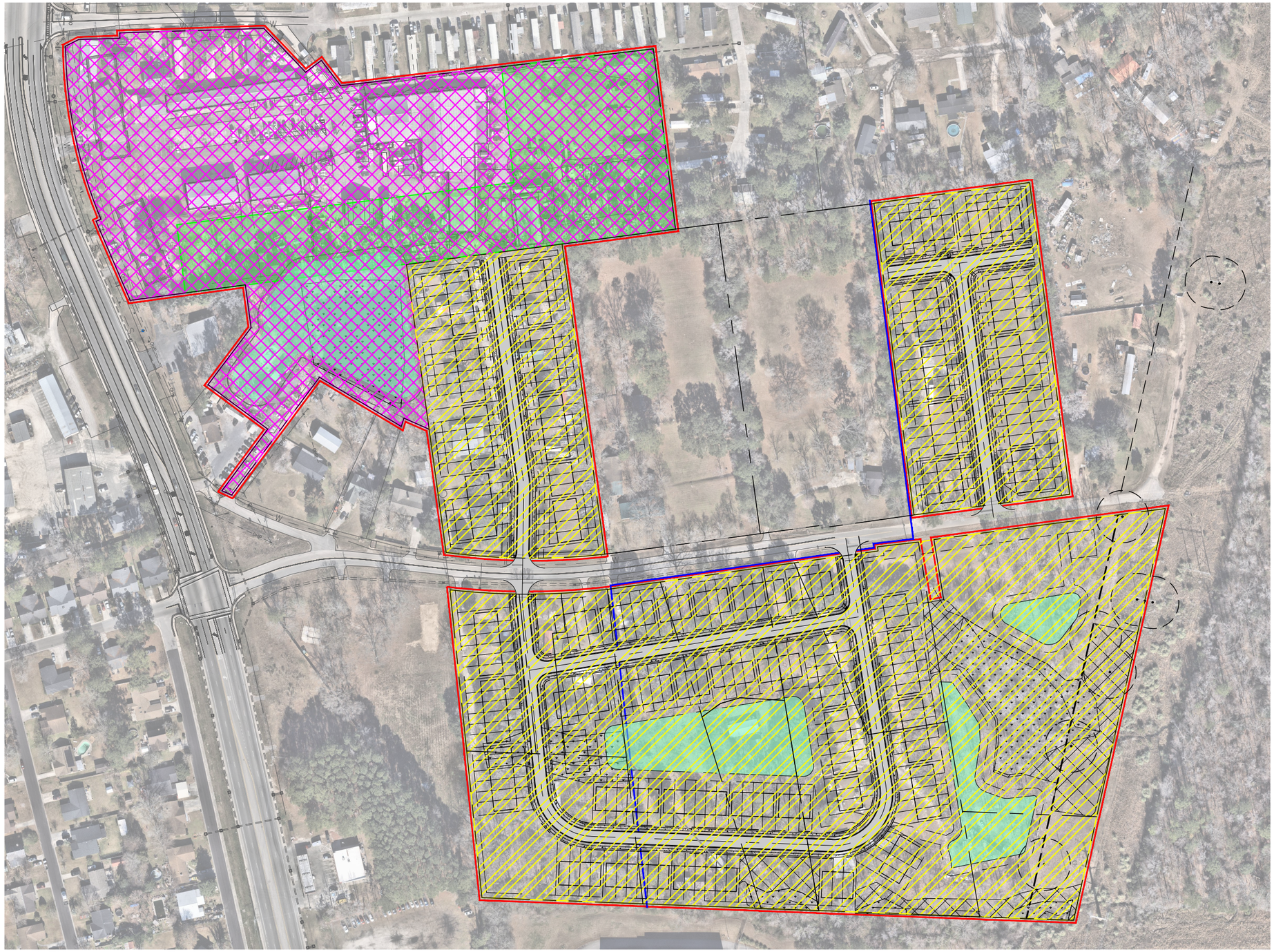
EXISTING CONDITIONS

EXHIBIT A
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PROPERTY LINE
- PD BOUNDARY
- MULTI-FAMILY BUILD LIMIT LINE
- RESIDENTIAL DISTRICT
- COMMERCIAL DISTRICT
- PROPOSED STORMWATER PONDS
- MIXED USE OVERLAY DISTRICT



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

Kimley»Horn

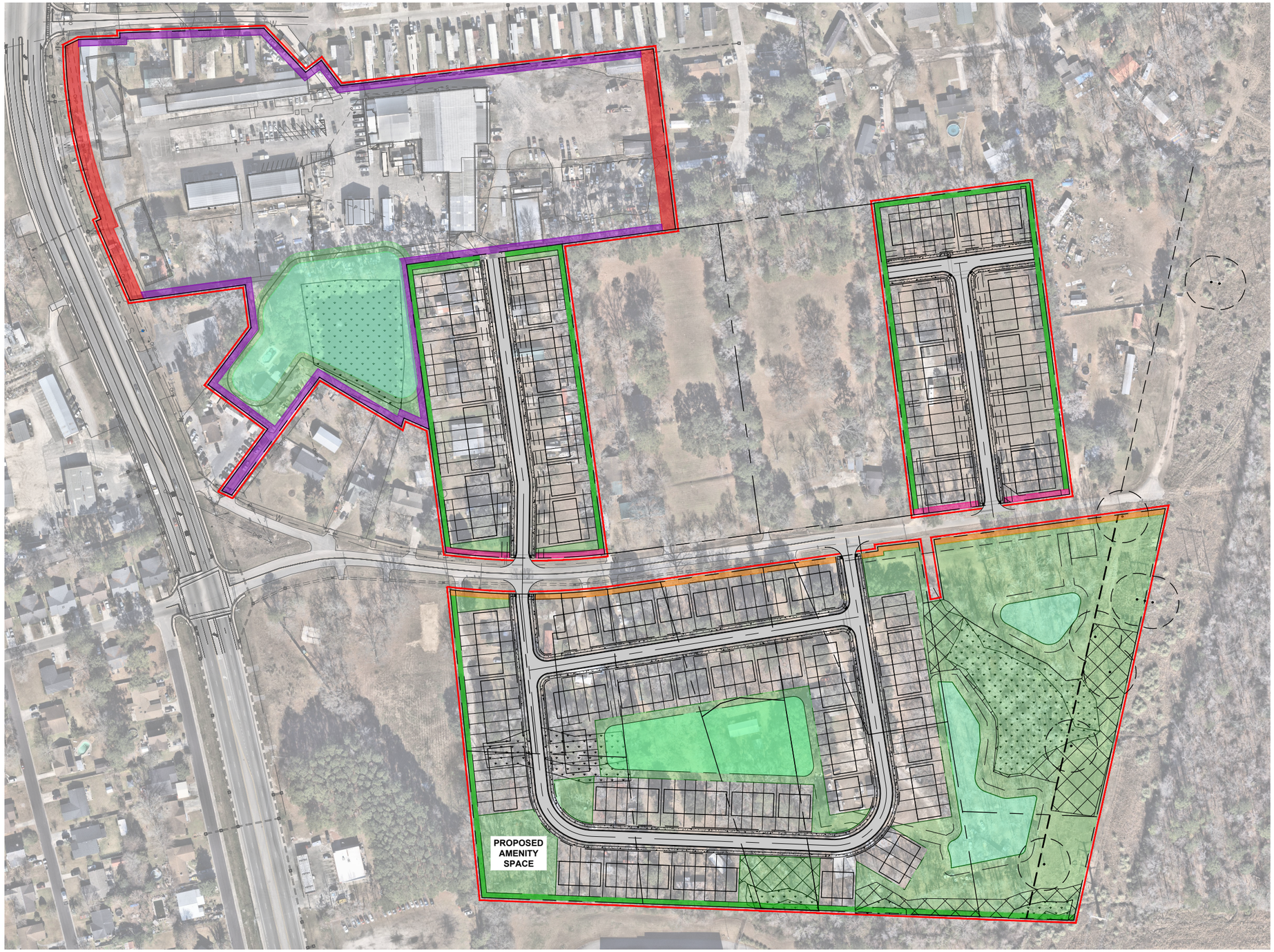
LAND USE

EXHIBIT B
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- RESIDENTIAL BUFFER
- ROADSIDE BUFFER NORTH
- ROADSIDE BUFFER SOUTH
- COMMERCIAL DISTRICT BUFFER A
- COMMERCIAL DISTRICT BUFFER B
- OPEN SPACE
- PROPOSED STORMWATER PONDS



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

Kimley»Horn

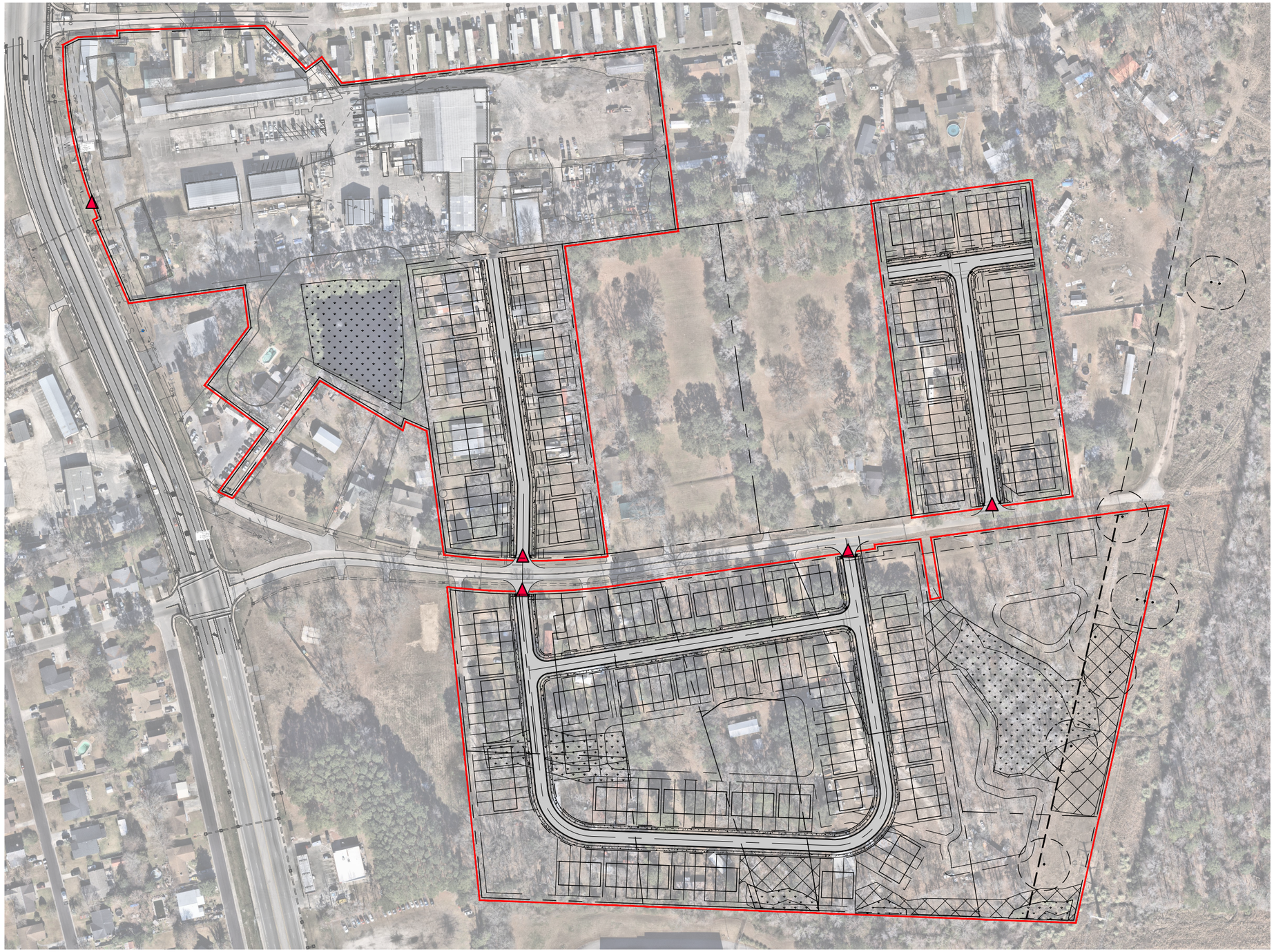
OPEN SPACE AND BUFFERS

EXHIBIT C
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- PROPOSED ROADS
- ENTRANCE POINTS



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

Kimley»Horn

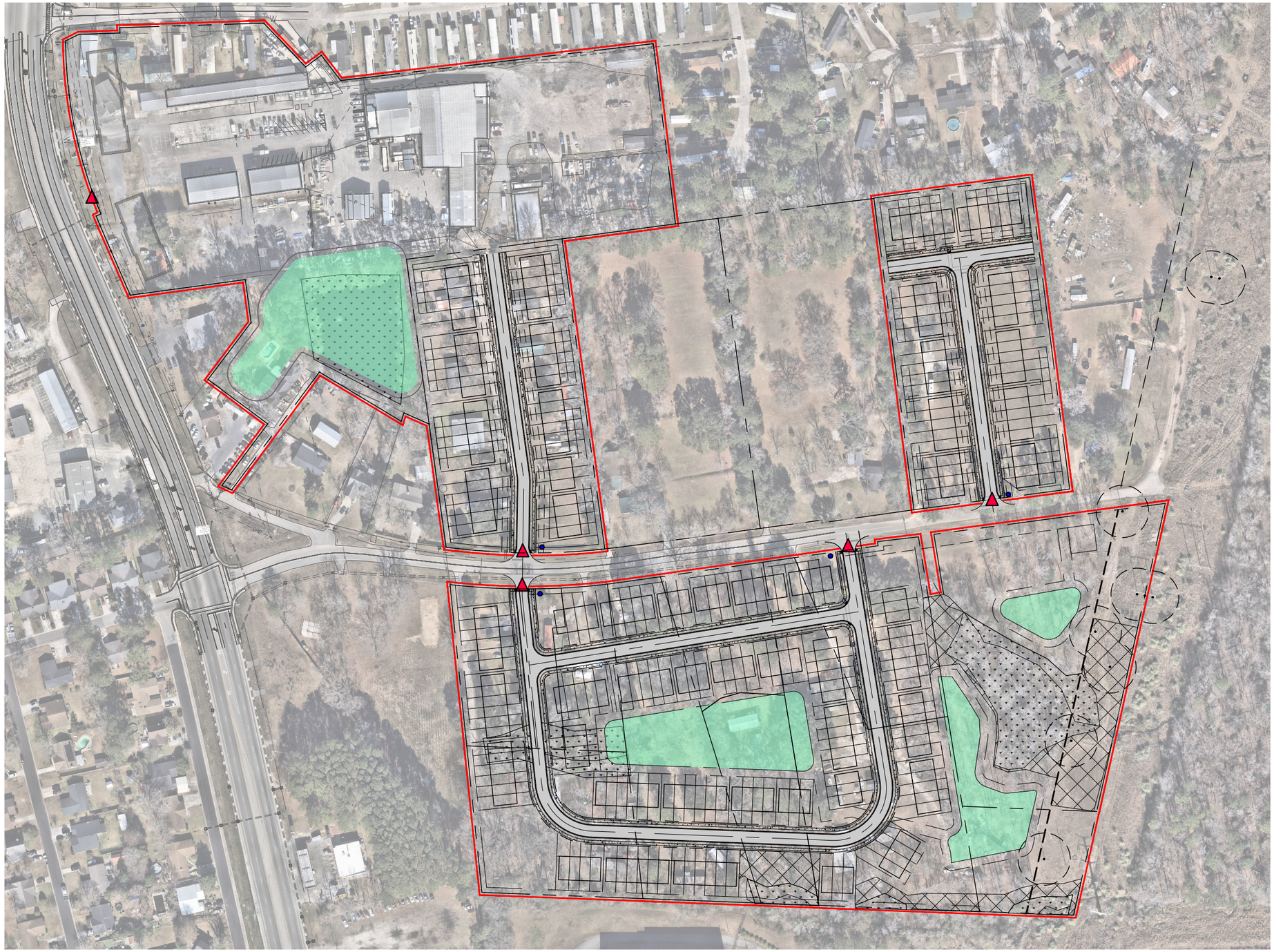
ROADS AND CIRCULATION

EXHIBIT D
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- PROPOSED ROADS
- PROPOSED STORMWATER PONDS
- ENTRANCE POINTS
- PROPOSED SIGNAGE LOCATIONS



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.
3. ONLY IMPROVEMENTS PERMITTED UNDER THE ZONING ORDINANCE ARE ALLOWED IN THE BUFFER.

Kimley»Horn

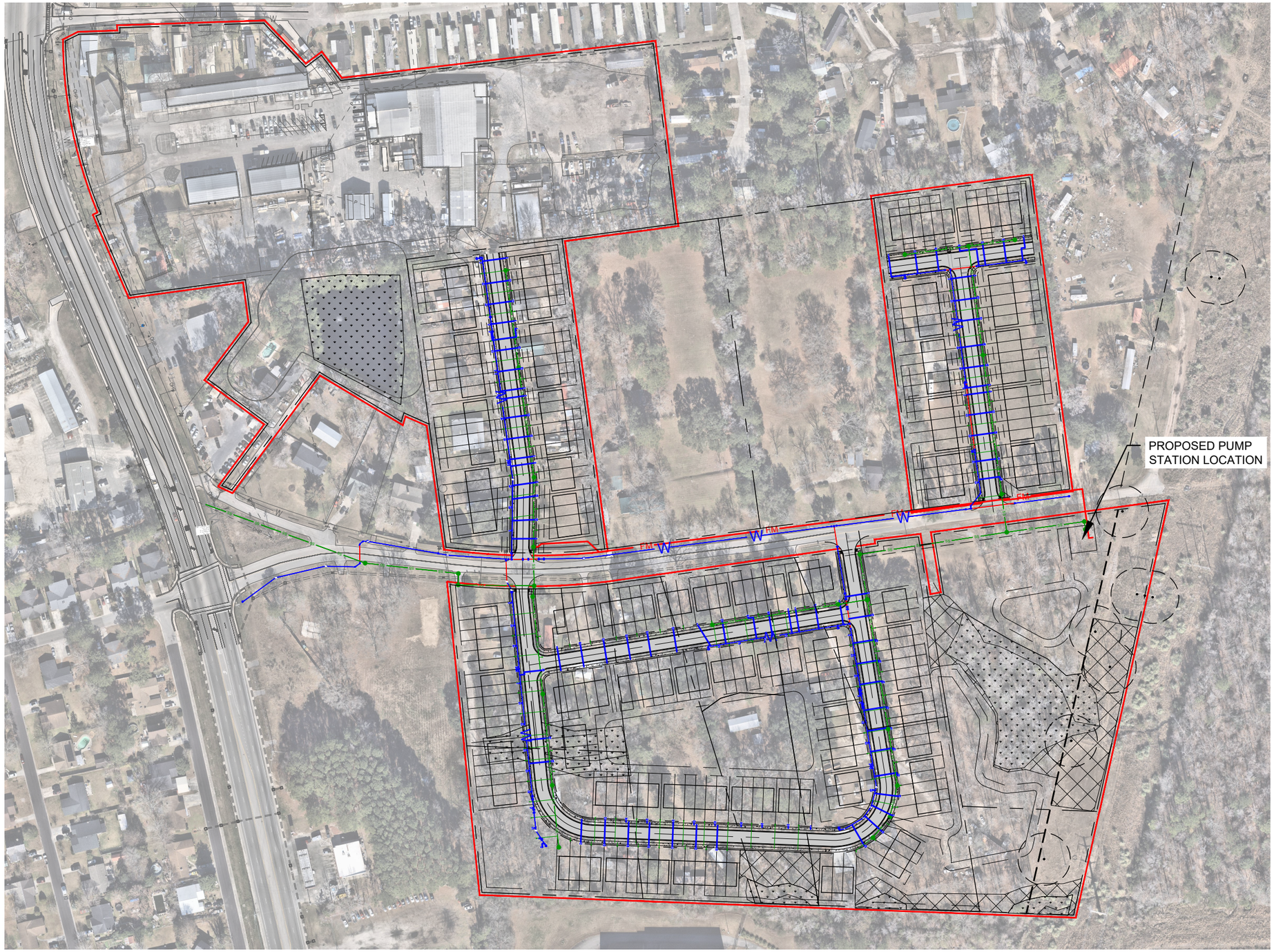
SIGNAGE

EXHIBIT E
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- SS — PROPOSED SEWER
- W — PROPOSED WATER
- FM — PROPOSED FORCE MAIN



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

Kimley»Horn

UTILITIES

EXHIBIT F
BERKELEY FARMS RD PD

0 100 200 400 NORTH

Request for City Council Agenda Item

To: NATALIE ZEIGLER, CITY ADMINISTRATOR; MAYOR AND CITY COUNCIL

From: KENDRA WISE, PLANNING AND ZONING DIRECTOR

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) - TMS# 233-00-00-057 (888 COLLEGE PARK ROAD, ET AL.), 233-00-00-081 (125 BERKELEY FARMS ROAD, ET AL.), 233-08-03-024 (159 BERKELEY FARMS ROAD, ET AL.), 233-08-03-018 (128 BERKELEY FARMS ROAD), 233-08-03-043 (130 BERKELEY FARMS ROAD), 233-08-03-035 (132 BERKELEY FARMS ROAD), 233-08-03-017 (122 BERKELEY FARMS ROAD, ET AL.), 233-08-03-020 (144 BERKELEY FARMS ROAD), 233-08-03-021 (148 BERKELEY FARMS ROAD), 233-08-03-054 (152 BERKELEY FARMS ROAD), 233-08-03-055 and 233-08-03-022 (160 BERKELEY FARMS ROADS) (BERKELEY FARMS PD) (+/-36.27)

Background Summary

This rezoning proposal is a result of the annexation request for two additional parcels to be added into the Berkeley Farms Planned Development. Because of this major modification to the prior document, all twelve previous parcels must now be rezoned into a new Planned Development that includes the two additional parcels presented for annexation. The parcels to be rezoned include TMS # 233-00-00-057, 233-00-00-081, 233-08-03-024, 233-08-03-018, 233-08-03-043, 233-08-03-035, 233-08-03-017, 233-08-03-020, 233-08-03-021, 233-08-03-054, 233-08-03-055 and 233-08-03-022. The request is to rezone these parcels consisting of approximately 36.27 acres from Planned Development (PD) under the previously approved document to Planned Development (PD) under a new document with increased boundaries to include the two additional parcels for annexation.

During a public meeting on August 4, 2026, the Planning Commission recommended approval (5-0) with the following suggestions:
1.) Increase on-street parking and multi-modal connectivity
2.) Provide discharge paths of stormwater ponds and lighting plans for future site plan approvals

Financial Impact

NA

Impact if denied	
NA	
Impact if approved	
NA	
Department Head: _____ *Signature & Date*	City Administrator: _____ *Signature & Date*

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) – TMS# 233-00-00-057 (888 COLLEGE PARK ROAD, ET AL.), 233-00-00-081 (125 BERKELEY FARMS ROAD, ET AL.), 233-08-03-024 (159 BERKELEY FARMS ROAD, ET AL.), 233-08-03-018 (128 BERKELEY FARMS ROAD), 233-08-03-043 (130 BERKELEY FARMS ROAD), 233-08-03-035 (132 BERKELEY FARMS ROAD), 233-08 03-017 (122 BERKELEY FARMS ROAD, ET AL.), 233-08-03-020 (144 BERKELEY FARMS ROAD), 233-08-03-021 (148 BERKELEY FARMS ROAD), 233-08-03-054 (152 BERKELEY FARMS ROAD), 233-08-03-055 and 233-08-03-022 (160 BERKELEY FARMS ROAD) (BERKELEY FARMS PD) (+/-36.27)

WHEREAS, the Planning Commission of the City of Goose Creek held a public meeting on August 4, 2026, to consider a change in zoning classification from Planned Development (PD) to Planned Development (PD) for the above referenced properties under a new Berkeley Farms Planned Development document with increased boundaries, and;

WHEREAS, pursuant to said meeting, the Planning Commission unanimously recommended that the classification of the properties aforesaid be amended to Planned Development (PD);

WHEREAS, pursuant to public notice, the Mayor and City Council of the City of Goose Creek, South Carolina, conducted a Public Hearing on August 11, 2026;

WHEREAS, attached is Exhibit A regarding the formal submittal of the Berkeley Farms PD;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, that the City of Goose Creek, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the Zoning District Classification of the properties designated as TMS# 233-00-00-057 (888 College Park Road, ET AL.), 233-00-00-081 (125 Berkeley Farms Road, ET AL.), 233-08-03-024 (159 Berkeley Farms Road, ET AL.), 233-08-03-018 (128 Berkeley Farms Road), 233-08-03-043 (130 Berkeley Farms Road), 233-08-03-035 (132 Berkeley Farms Road), 233-08 03-017 (122 Berkeley Farms Road, ET AL.), 233-08-03-020 (144 Berkeley Farms Road), 233-08-03-021 (148 Berkeley Farms Road), 233-08-03-054 (152 Berkeley Farms Road), 233-08-03-055 and 233-08-03-022 (160 Berkeley Farms Road) from Planned Development (PD) to Planned Development (PD) as described in Exhibit A.

This Ordinance shall become effective immediately upon enactment.

INTRODUCED the 11th day of August 2026.

DONE the _____day of_____ 2026.

_____
Mayor Gregory S. Habib

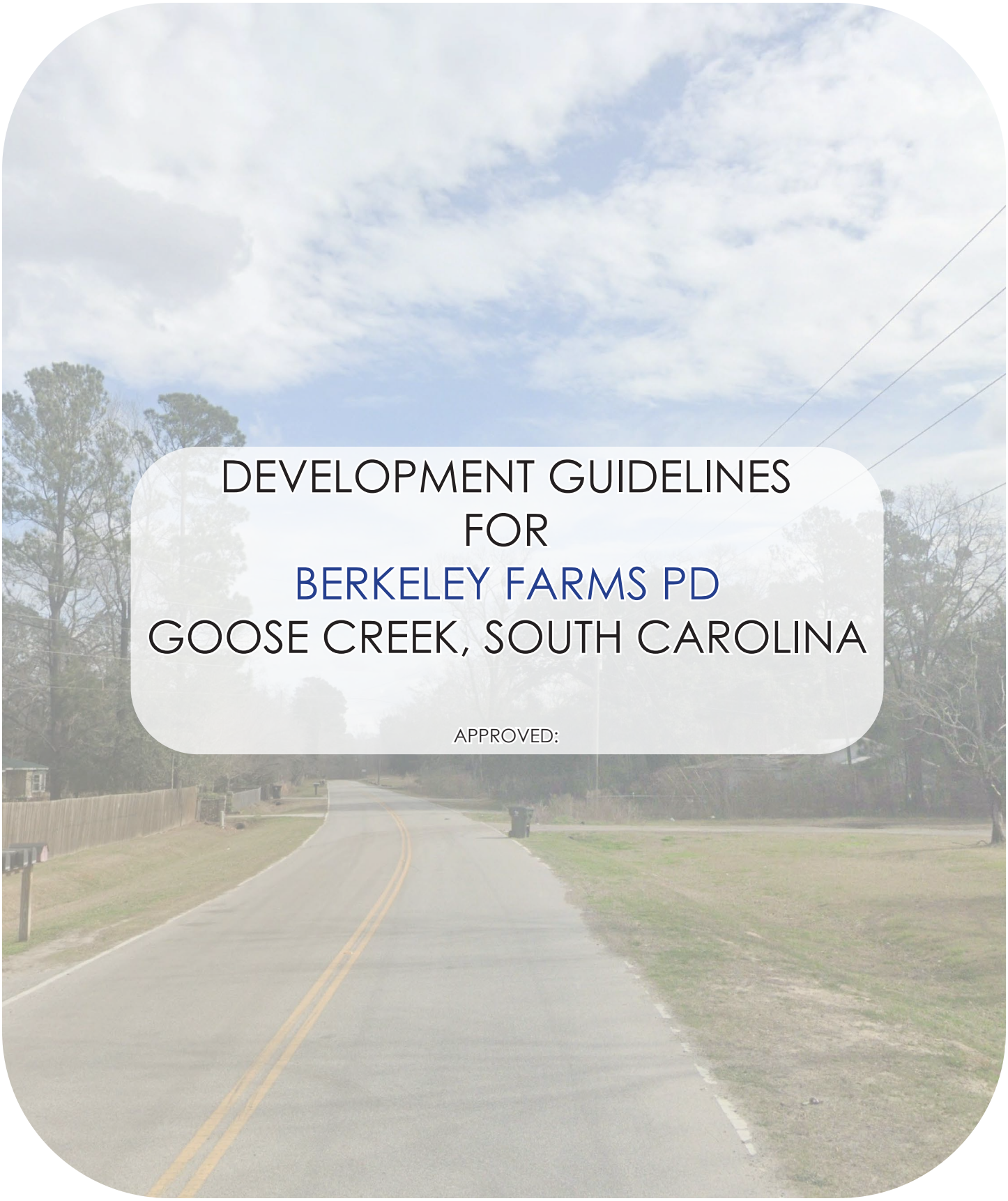
Attest:_____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S. L. McSwain

_____ _____
Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

Kimley»Horn



DEVELOPMENT GUIDELINES FOR BERKELEY FARMS PD GOOSE CREEK, SOUTH CAROLINA

APPROVED:

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Introduction and Background Information

Executive Summary

The Berkeley Farms Planned Development (PD) is intended to align with the goals of the City of Goose Creek's Comprehensive Plan adopted May 11, 2021 and amended February 13, 2024. The PD has two zoning areas which are the Commercial District (CD) and the Residential District (RD). It will allow for flexibility in a residential/commercial design to create a mixed-use community. The PD will emphasize interconnectivity and walkability. The residential and commercial districts are designed to compliment one another providing future residents a place to live, work and play in one walkable community.

Goals for the Project

The PD has two zoning areas, the CD and RD. The development goal for this project is to align with the goals of the City of Goose Creek's Comprehensive Plan. The project area is a part of the proposed Annexation Phase 1 area mentioned within the Comprehensive Plan and ties into the College Park Road target area. The RD portion of the community will be comprised of homes off of Berkeley Farms Road. The CD portion will be comprised of mixed commercial and light industrial along College Park Road. These homes will help provide an attainable housing option to most while also helping with providing the "missing middle housing" type mentioned within the Comprehensive Plan. The RD is intended to be a safe and easily walkable development with direct access to the CD where goods and/or services can be found. The residential portion is proposed to have an amenity component giving this project a live/work/play feeling. There will be sidewalks throughout the residential area connecting to all internal amenity features as well as to Berkeley Farms Road and College Park Road. A multi-use path is proposed as well to ensure not only increased walkability but also other forms of movement such as cycling. Each of the development areas shall have adequate circulation to allow for ease of access and safe travel for all users including emergency services. The natural features (i.e. wetlands) on site have been carefully planned around and incorporated into the majority of the proposed open space areas. The PD site as a whole will result in a balanced development that allows for all users/residents to feel comfortable and accommodated.

Project Location

The development is located to the East of College Park Road, along Berkeley Farms Road, with portions of it located on either side of Berkeley Farms Road with the CD having frontage on College Park Road. Twelve (12) of the individual tracts are currently in the City of Goose Creek and two (2) of the individual parcels are currently in Berkeley County and are intended to be annexed into the City of Goose Creek. The project is comprised of fourteen (14) parcels that will come together as one development under this PD.

See Location map below and Exhibit A - Existing Conditions



Area Map (not to scale)

Background Information

The Site consists of 39.68 gross acres. It is comprised mostly of lightly developed parcels. There are existing structures on the parcels which are intended to be removed as the project develops. The entrance to the different portions of the development will be off of Berkeley Farms Road.

The properties included within the PD have the following TMS's:

PLOT ACREAGE		
TMS #'S	**OWNER**	**GROSS ACREAGE**
233-00-00-057	888 College Park Rd LLC	12.41
233-00-00-081	888 College Park Rd LLC	4.01
233-08-03-024	888 College Park Rd LLC	4.13
233-08-03-018	Berkeley Farms Holdings LLC ETAL	0.95
233-08-03-043	Berkeley Farms Holdings LLC ETAL	0.45
233-08-03-035	Berkeley Farms Holdings LLC ETAL	0.79
233-08-03-017	Berkeley Farms Holdings LLC ETAL	2.03
233-08-03-019	Jean M Prather	2.19
233-08-03-020	Berkeley Farms Holdings LLC ETAL	1.09
233-08-03-053	Alice N Dubose	1.22
233-08-03-021	Berkeley Farms Holdings LLC ETAL	3.22
233-08-03-054	Berkeley Farms Holdings LLC ETAL	1.59
233-08-03-055	Berkeley Farms Holdings LLC ETAL	4.60
233-08-03-022	Berkeley Farms Holdings LLC ETAL	1.00

Two parcels within the assemblage, 233-08-03-019 and 233-08-03-053, are zoned R-2 - Manufactured Residential District in Berkeley County. The two parcels under Berkeley County jurisdiction have been submitted for annexation into the City of Goose Creek. The annexation of these parcels into the City of Goose Creek would align with the Comprehensive Plans annexation goals of increasing tax base and revenue opportunities in the City. All other parcels within the assemblage are already under PD zoning designation within the City of Goose Creek.

Relationship to the Zoning Ordinance of the City of Goose Creek

The Current Regulations shall be the City of Goose Creek's Zoning Ordinance and Land Development Regulations in effect at the time. Should this PD or subsequent design guidelines not specifically address certain zoning/development standards, the most current zoning regulations shall govern.

Land Use

Flexibility of Uses and Tracts

The PD for the included parcels is proposing two different types of land use, residential and commercial/light industrial. The exact location of boundary lines between development areas, the location and size of land uses indicated within the planned areas, and the preliminary design concepts for the tracts and uses described in this PD shall be subject to change as phases of the Development Plan are submitted for final review over the life of the Project; provided, however, that the maximum intensities and allowed land uses described in this Ordinance may not be changed unless approved in accordance with the City of Goose Creek's Zoning Ordinance.

Subdivision Plan Review and Approval

Preliminary plans and final plats for each phase of the development shall be submitted for review and approval by the appropriate City of Goose Creek authority.

Zoning Criteria

Berkeley Farms PD will contain both residential and commercial land uses. The PD will categorize the development into two (2) land use designations: Residential District (RD) and Commercial District (CD).

AREA BY DISTRICT	
LAND USE	**TOTAL ACREAGE**
Residential District (RD)	27.27
Commercial District (CD)	12.41
	39.68

Residential District (RD)

The RD seeks to allow for housing options that will appeal to a wide range of people and be an attainable option for most. The interest expressed in the City of Goose Creek's Comprehensive Plan by the public for more compact living styles and the well laid out guidance for both multi-family and townhomes led to the standards for the RD. These standards will allow for a cozy community feel with opportunities for walking and becoming close knit neighbors. The RD will allow for both single-family attached and detached homes and multi-family buildings. This district will also include an amenity area for recreation and socialization within the community. Open space in this area may consist of but is not limited to the amenity area, active and passive recreation and stormwater detention facilities.

Materials used in the RD shall follow the below recommendations as per the City of Goose Creek's Zoning Ordinance - Section Nine: Form, Design & Operational Standards - (H) Architectural Design Standards - (5) Building Design - (h) & (i).

Recommended Materials:

- Natural materials: wood, brick, terra cotta, stone (cast or cut).
- Decorative concrete block (CMU), textured with integral color
- Stucco (cement plaster), decorative.
- Fiber cement siding.
- Exterior insulation and finishing system (EIFS) when used above storefront height.

Prohibited Materials:

- Vinyl, metal, or aluminum siding (metal siding not prohibited in commercial district).
- Exposed concrete mason units.
- Reflective materials that cause glare.
- Materials that artificially simulate natural materials.
- Diagonal siding.
- Exaggerated swirled stucco.

The RD areas will contain residential land uses and open spaces. Within the RD district, land and buildings may be erected, altered, or used for the following permitted uses:

1. Single-family attached and detached dwelling units.
2. Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD). A minimum of 8 contiguous acres is required in order to have multi-family residential. Multi-family is only allowed within the Residential District (RD) in between College Park Road and the Multi-Family build limit line as depicted on Exhibit B - Land Use.
3. Open space.
4. Accessory uses and structures are allowed per the City of Goose Creek's Zoning Ordinance Section Four: Use & Standards - 4:3 Accessory & Temporary Uses and may be further restricted within the HOA guidelines.

Disallowed Uses are as follows:

1. All non-residential zoning uses as described in the City of Goose Creek's Zoning Ordinance.

Notes:

1. Steps, balconies, patios, open stairways, entry covers, bay windows, fire boxes and decks may extend fully into setbacks, but in no instance can they extend into the right of way or drainage easements.
2. Eaves may extend two feet (2') into setbacks, however in no instance can any structure or eave extend into a Right-of-way or drainage easement.
3. Fences shall follow the City of Goose Creek's Zoning Ordinance Section Nine: Form, Design & Operational Standards - (E) Fences & Walls.
4. On-street visitor parking is encouraged throughout the community where/when it is feasible.

RESIDENTIAL DISTRICT	
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS	
Minimum Lot Area	1,600 SF
Minimum Lot Width	20'
Minimum Lot Depth	80'
Minimum Setbacks	
Front	25'
Side	5' & 15' Corner Lots
Rear	15'
Height	75'
Minimum Parking Requirement	2 per DU

Commercial District (CD)

The CD is intended to accommodate a combination of uses that will encourage a live/work/play lifestyle which will help to push forward the City's goal of encouraging this type of balance stated in the Comprehensive Plan. Among the varied uses are light industrial, retail, office, restaurant/bar restaurant, gas stations, hotel and retail/general commercial. Within the Mixed-Use Overlay District residential uses are allowed and shall follow the guildlines and dimensional standards outlined in this document.

Within the CD, land and buildings may be erected, altered, or used for the following permitted uses:

1. The uses listed above.
2. Accessory uses and structures are allowed per the City of Goose Creek's Zoning Ordinance Section Four: Use & Standards - 4.3 Accessory & Temporary Uses and may be further restricted within the POA/HOA guidelines.
3. Mixed-Use Overlay District:
   A. Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD)
   B. Uses allowed in the RD as stated in this document.

Disallowed Uses are as follows:

1. Storage facilities
2. Vape stores
3. Car sales
4. Adult businesses

COMMERCIAL DISTRICT	
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS	
Minimum Setbacks	
Front	20'
Side	10'
Rear	20'
Height	75'
Minimum Parking Requirement	By Use

Parking

Parking for the CD shall comply with the City of Goose Creek's Zoning Ordinance Section Five: Site Development - 5.4: Access & Parking.

Affordable Housing

Affordable Housing Definition - Single-family, or multi-family dwelling units, used exclusively for residential uses, where occupants have, in the aggregate, household income of less than or equal to one hundred twenty (120) percent of median area income for owner occupied units, or eighty (80) percent of median area income for rental units. Median area income shall be determined annually by the U.S. Department of Housing and Urban Development. Household income shall include all sources of financial support, both cash and in kind, of adult members of the household, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance or public welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the members' families for medical, personal or educational needs.

Single family affordable housing units shall be included in order to promote ownership or occupancy of affordable, quality housing by low-income households. Property within the RD and CD districts may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this PD. There is to be 10% of single family units minimum and 10% of multi-family units to be affordable housing. The entity developing the subject lot must construct new residential housing for the provision of affordable housing as defined above in this PD. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-income. The following standards of this Section must also be met:

1. Single Family Affordable Housing Units. For purposes of this section, single family affordable housing units shall meet the definition for affordable housing as defined above in this PD
    - As to rental units, these units shall be rented to households earning no more than eighty (80) percent of the area median income, and the rents charged by the owner shall be in accordance with the Fair Market Rents published annually by the U.S. Department of Housing and Urban Development or such entity that may be subsequently designated. In the absence of such information, the rents charged by the owner shall not exceed 30 percent of the household annual income. The owner shall be required to submit to the City of Goose Creek, or its successor, the rental rate to be charged and verified income reports of household income of all rental occupants at the inception of each tenancy and on no less than a yearly basis thereafter, as determined by the City of Goose Creek. These units shall be subject to these restrictions for no fewer than 20 years from the initial occupancy as affordable housing. The owner shall execute a Memorandum of Use with the city as a party acknowledging the use of the property for Affordable Housing in accordance with the provisions of this PD, which Memorandum shall be in a form acceptable for recording in the record office of the applicable county and which shall be recorded in the record office of the applicable county. If a proposal meets the requirements of this section and the owner is willing to enter into the terms of a Memorandum of Use contained in this paragraph, the Mayor shall be authorized so sign the Memorandum of Use on behalf of the City.
    - As to owner occupied units, these units shall be sold to households earning no more than one hundred twenty (120) percent of the area median income. Each owner, prior to initial occupancy, shall be required to submit to the City of Goose Creek, a verified income report of household income of all members of the household. These units shall be subject to resale restrictions for no fewer than twenty years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.
2. Ownership. Single family detached affordable housing units shall be sold or rented to qualified households, as described herein.

Open Space

Development Area

The requirement for open space will be 15% of the total gross acreage of the development area.

- Total Gross Acreage = 39.68 Acres*
- 39.68 Acres x 15% = 5.95 Acres*

*These calculation are subject to change based on actual future development. These calculations represent the anticipated acreages within the zoning districts in the PD. Should the land use designations need to change over time, a corresponding recalculation of open space shall be required according to above percentages or calculation guidelines within this section of the Berkeley Farms PD. These recalculations will be coordinated with Staff during the planning stage, and a summary memo will be submitted by the developer to note the changes of required open space and document the remaining requirements at the time of building permit or preliminary plat application stage for each subject parcel.

Conceptual Plan for Open Space

The open space may consist of, but is not limited to, community open spaces for passive and active recreation, event spaces (for events such as weddings, parties, etc.), walking trails, picnic areas, sitting areas, playground features, and community gardens. Event structures such as a pavilion, gazebo, or enclosed structure with associated utilities, or any combination there of may be erected on open space areas subject to HOA/POA guidelines. 50% of the total area of a created water feature, wetland or stormwater facility may be counted towards open space if it is amenitized for active and/or passive use.

Open spaces shall not all be confined to one area, but shall be blended throughout the development. The open space requirement will apply to the PD as a whole, not to each individual development parcel.

See Exhibit C - Open Space and Buffers for the conceptual open space plan.

Ownership and Maintenance of Open Space

Open space shall be privately owned and maintained by the POA (Property Owners Association)/HOA (Homeowners Association) for the use of the community.

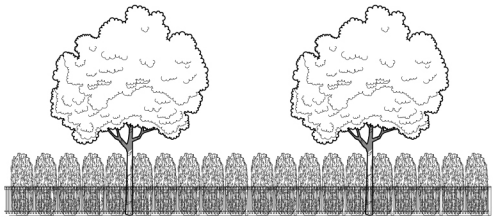
Buffers

Within the PD limits the only buffers that shall apply are those listed below and are as follows:

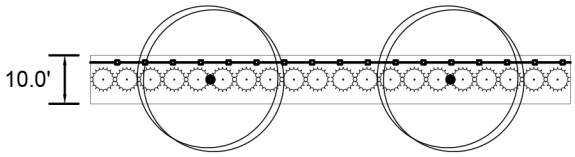
Residential District Buffer

The intent of the RD Buffer is to separate the RD from incompatible/undesirable uses - see below table, elevation and plan for details and Exhibit C for location of buffers.

RESIDENTIAL BUFFER DEPTH AND PLANTING	
Minimum Buffer Depth	10’
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Evergreen Shrubs	20 per 100 LF
Opaque Fence / Wall	6’ High



Elevation

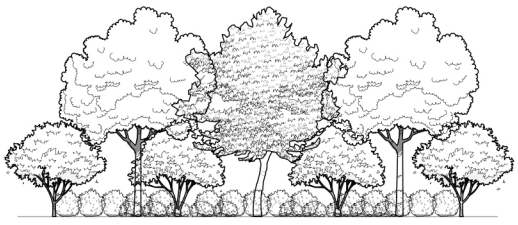


Plan

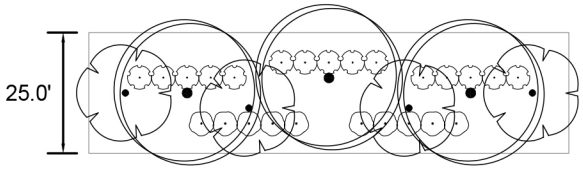
Commercial District Buffer

The intent of the CD buffer is to separate the CD from incompatible uses - see below table, plan and elevation for details and Exhibit C for location of buffers.

COMMERCIAL DISTRICT BUFFER A DEPTH AND PLANTING	
Minimum Buffer Depth	25’
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Understory Tree	4 per 100 LF
Shrubs	25 per 100 LF

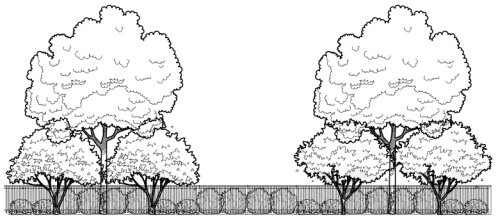


Elevation

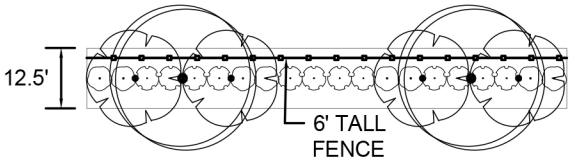


Plan

COMMERCIAL DISTRICT BUFFER B DEPTH AND PLANTING	
Minimum Buffer Depth	12.5' With A 6' Fence
Minimum Buffer Landscaping	
Canopy Tree	3 per 100 LF
Understory Tree	4 per 100 LF
Shrubs	20 per 100 LF



Elevation

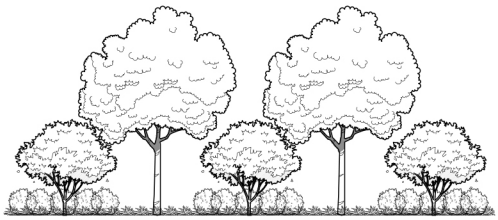


Plan

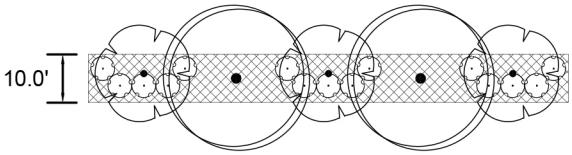
Roadside Buffer - Berkeley Farms Road

The Berkeley Farms PD Roadside Buffer shall follow the standards set forth in this section - see below table, plan and elevation for details and Exhibit C for location of buffers.

ROADSIDE BUFFER NORTH DEPTH AND PLANTING	
Minimum Buffer Depth	10'
Minimum Buffer Landscaping	
Canopy Tree	2 per 100 LF
Understory Tree	3 per 100 LF
Shrubs	15 per 100 LF
Groundcover	Throughout remaining area with spacing no greater than 36"

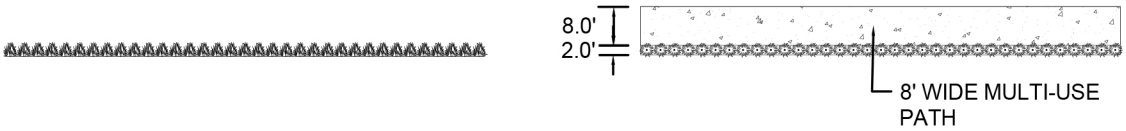


Elevation



Plan

ROADSIDE BUFFER SOUTH DEPTH AND PLANTING	
Minimum Buffer Depth	10'
Minimum Buffer Landscaping	
Walkway	8' Wide Multi-Use Path
Ornamental Grass	35 per 100 LF



Elevation **Plan**

Notes:
Conditional Landscaping:

1. Where parking is located adjacent to and/or visible from a public ROW a continuous evergreen hedge shall be added to the Roadside Buffer.

Tree Protection

Shall be in accordance to Section Five: Site Development - 5.1: Trees - 5.1.2: Tree Protection.

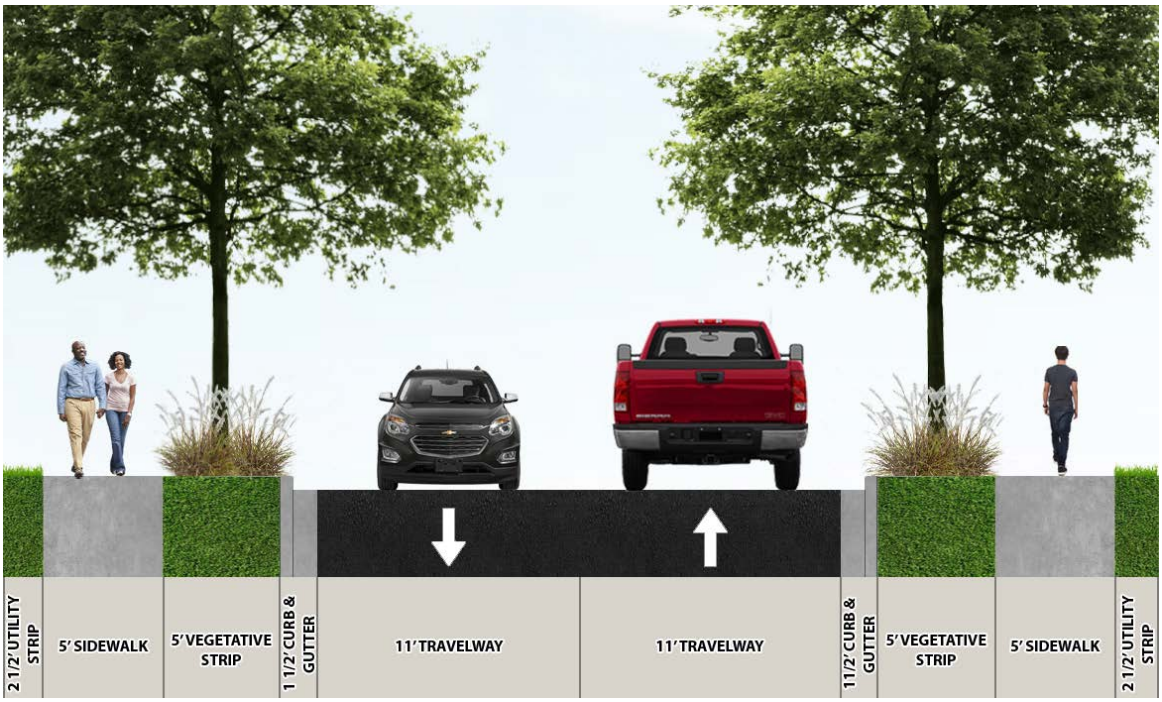
Except as listed below:

1. It will be required to have a certified arborist perform an assessment of the condition and health of existing grand trees on site. The trees shall be given a grade A, B, C, D, E or F with A being the best and F being the poorest condition and possibly dead or dying. Only grand trees graded B or below may be considered for removal and mitigation per the City of Goose Creek's Zoning Ordinance - Section Five: Site Development - 5.1: Trees - 5.1.1: Replacement and Mitigation.

Right-Of-Way

Type A Street

Type A streets shall be 50' wide. It is a private street with a 24' minimum paved section and a vertical curb. There shall be a 5' vegetative strip on each side of the street as well as sidewalks, which shall be 5' wide. This is a street with moderate to high vehicular and pedestrian traffic. It is a street with low to moderate vehicular speeds. The street provides access through the Residential District. Except as described herein, road standards with Berkeley Farms PD, shall conform to the City of Goose Creek's Land Development Regulations - Section 5.7 Private Roads. As the roads will not be accepted by the City of Goose Creek for public maintenance (per the City of Goose Creek's Land Development Regulations - Section 5.7 Private Roads (A) (3)) they may be accepted by Berkeley County if the County so choses.



Note:
1. Root barrier products shall be used when the distance between a proposed street tree trunk and the curb / sidewalk is less than 4 feet.

See Exhibit D - Roads and Circulation.

Sidewalks

Sidewalks throughout the development will be a minimum of 5' width on both sides of the street within the right-of-way. The sidewalks will meet the ADA requirements and ADA required ramps shall be installed at street corners with sidewalks to provide accessible routes.

Street Lights/Street Trees

Street lights shall conform to the City of Goose Creek's Land Development Regulations - 5. Design and Improvement Standards - 5.9 Illumination of Vehicular and Pedestrian Facilities. Street trees shall conform to the City of Goose Creek's Land Development Regulations - 5. Design and Improvement Standards - 5.7 Private Roads - (H) Tree Planting Along Roadways - (1) Street Trees.

Emergency/Public Service Access

All public and private rights-of-way shall accommodate emergency vehicles and public service vehicles.

Parking

Parking requirements and parking dimension requirements for Berkeley Farms PD shall conform to the City of Goose Creek's Zoning Ordinance requirements as per Section Five: Site Development - 5.4: Access & Parking unless otherwise stated within the PD.

Drainage Basin Analysis

Flood Zone

None of the parcels within the Berkeley Farms PD fall within any flood zones per FEMA Map Number 45015C0590E dated December 06, 2018.

Topography

The topography generally slopes to the East with about 2/3 of the development area being relatively gently sloping. The last 1/3 of the development slopes downward quicker than the rest continuing to the East. From West to East the drop is approximately 16 feet with the majority of that drop occurring in the RD development pods. The overall Topography of the site ranges from an approximate high elevation of 44 to 26.

Wetland Verification

The wetlands have been field located by a professional wetland scientist. An approved jurisdictional determination request has been submitted to the Army Corps of Engineers for verification.

Preliminary Stormwater Techniques

The property will be developed using on-site detention systems and best management practices for both water quantity and water quality. Proposed drainage for the site will be managed via a network of storm pipes, wet ponds, open channels and outfall structures as required for release of applicable storm events. The site's stormwater management system must meet all applicable Local, State and Federal stormwater regulations. Maintenance of the stormwater conveyances and ponds will be the responsibility of the HOA. Low impact design (LID) and Green infrastructure techniques are allowed and encouraged to address stormwater.

Traffic Study

A traffic study is being conducted by Kimley-Horn and Associates and will be reviewed by the City of Goose Creek and SCDOT. Berkeley Farms PD will implement any mitigation measures as recommended by the approved TIA (Traffic Impact Assessment).

See Appendix Item A.

Utilities

Sanitary sewer service will be provided by Berkeley County Water and Sanitation.

Potable water will be provided by Berkeley County Water and Sanitation.

Electric and natural gas service will be provided by Berkeley Electric Cooperative.

See Exhibit F - Utilities for conceptual utilities layout.

Additional Development Criteria

POA/HOA

A Property Owners Association (POA) and/or a Homeowners Association (HOA) shall be established for Berkeley Farms PD. Membership in a POA/HOA will be mandatory for any property owner. The POA/HOA(s) will incorporate its own common areas and rights-of-way and be managed and governed by each POA/HOA. The POA/HOA(s) will be funded by dues to be established in its recorded Restrictive Covenants. The POA/HOA(s) will manage the affairs of the POA/HOA(s) including the enforcement of the recorded documents and the maintenance of common areas/private rights-of-way. Common areas could include passive park space, landscape areas, and stormwater detention facilities. Berkeley County may maintain public roadways and drainage systems associated with public roadways (with exception of ponds) and any other property once dedicated and accepted by the appropriate public agency. Applicable POA/HOA(s) documents will be submitted to the Zoning Administrator or designee for review prior to the initial request for a building permit in the PD.

Signs

Signs within the development areas of the Berkeley Farms PD shall conform to the City of Goose Creek's Zoning Ordinance Section Six: Signs.

PD Amendments

Minor modifications to this PD shall conform with the City of Goose Creek's Zoning Ordinance - Section Three: Zoning Districts - PD: Planned Development District - (4) Standards for all Planned Development Zoning Districts - (e) Minor Modifications.

Berkeley Farms PD is designed with the intent to expand as adjacent properties become available. As those properties become available to annex and rezone into the PD, determinations will be made based on the current market conditions as to whether they will become part of the CD or RD.

Exhibits

A. Existing Conditions
B. Land Use
C. Open Space and Buffers
D. Roads and Circulation
E. Signage
F. Utilities

Appendix

A. Traffic Impact Assessment (TIA)

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- WETLANDS
- EXISTING UTILITY POLE AND EASEMENT



Kimley»Horn

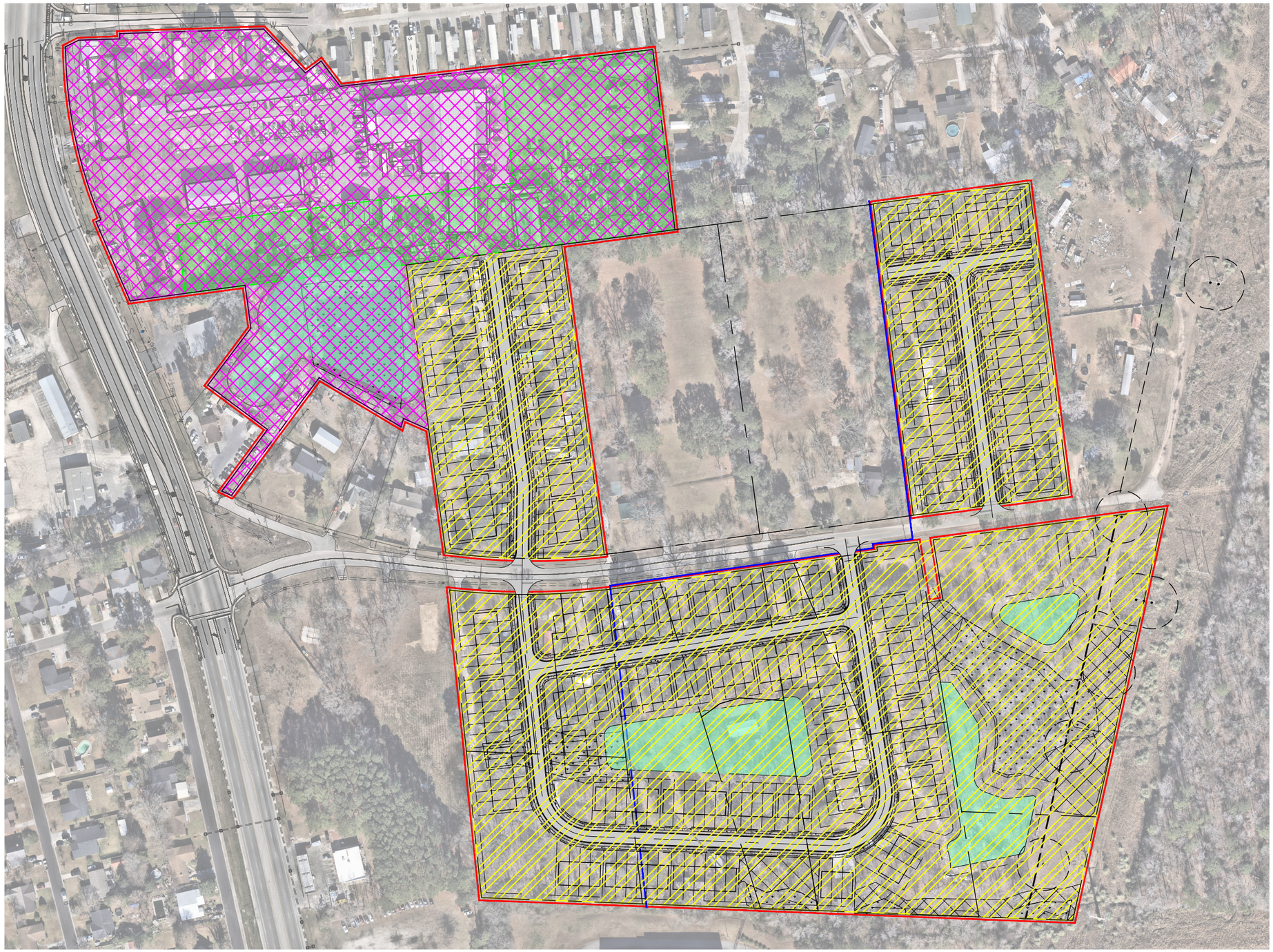
EXISTING CONDITIONS

EXHIBIT A
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PROPERTY LINE
- PD BOUNDARY
- MULTI-FAMILY BUILD LIMIT LINE
- RESIDENTIAL DISTRICT
- COMMERCIAL DISTRICT
- PROPOSED STORMWATER PONDS
- MIXED USE OVERLAY DISTRICT



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

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LAND USE

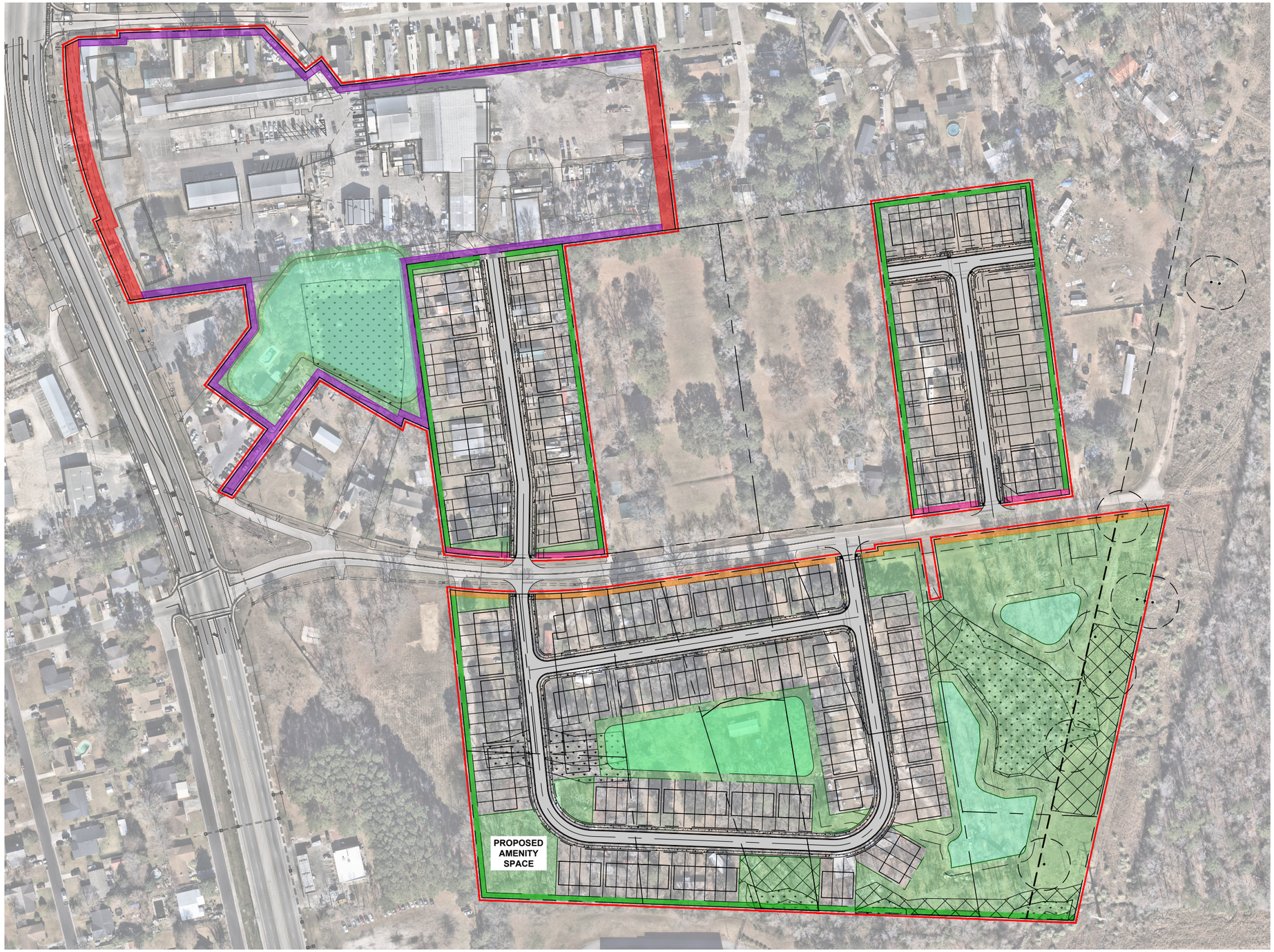
EXHIBIT B
BERKELEY FARMS RD PD

0 100 200 400

NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- RESIDENTIAL BUFFER
- ROADSIDE BUFFER NORTH
- ROADSIDE BUFFER SOUTH
- COMMERCIAL DISTRICT BUFFER A
- COMMERCIAL DISTRICT BUFFER B
- OPEN SPACE
- PROPOSED STORMWATER PONDS



NOTES

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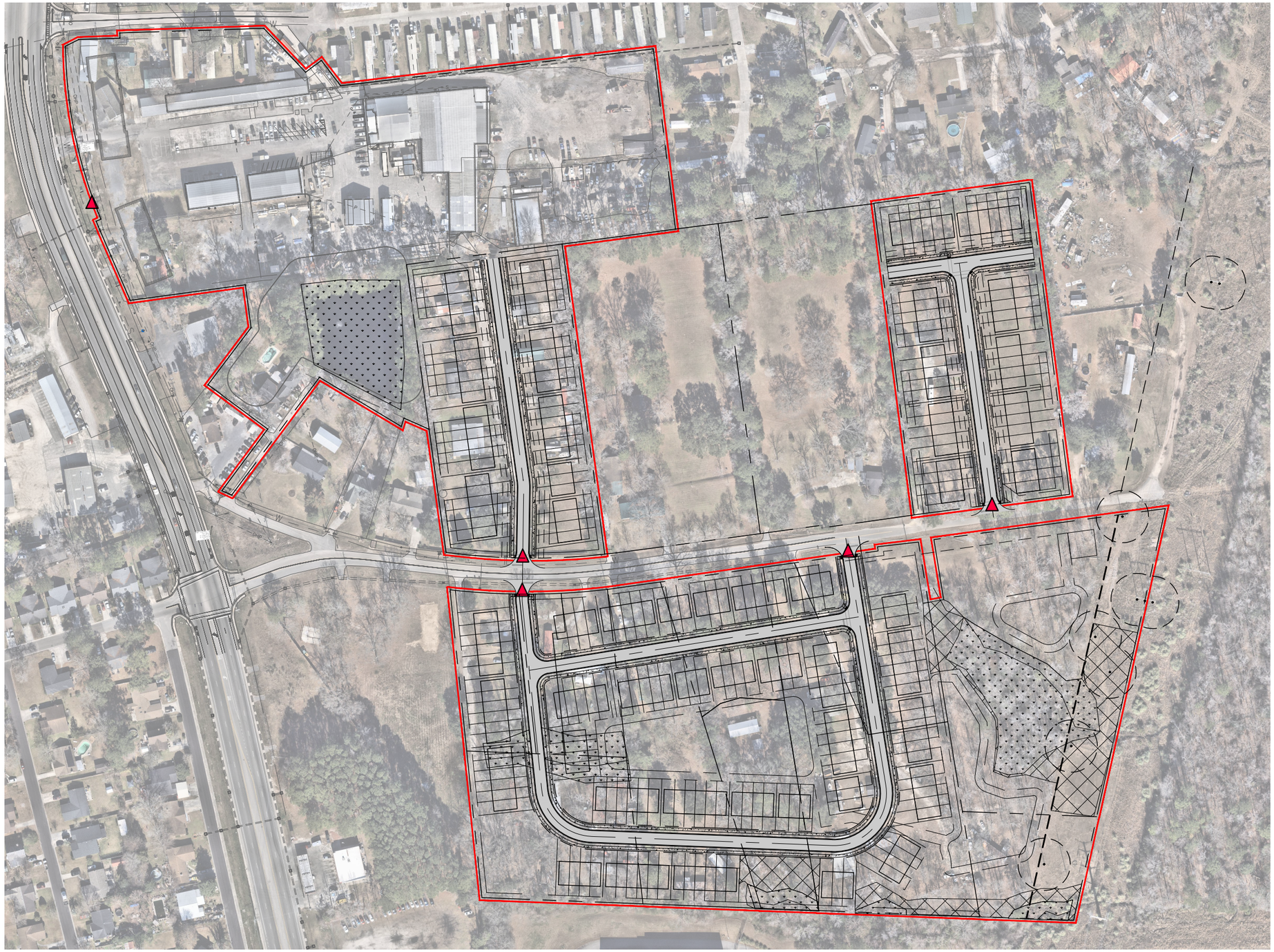
OPEN SPACE AND BUFFERS

EXHIBIT C
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- PROPOSED ROADS
- ENTRANCE POINTS



NOTES

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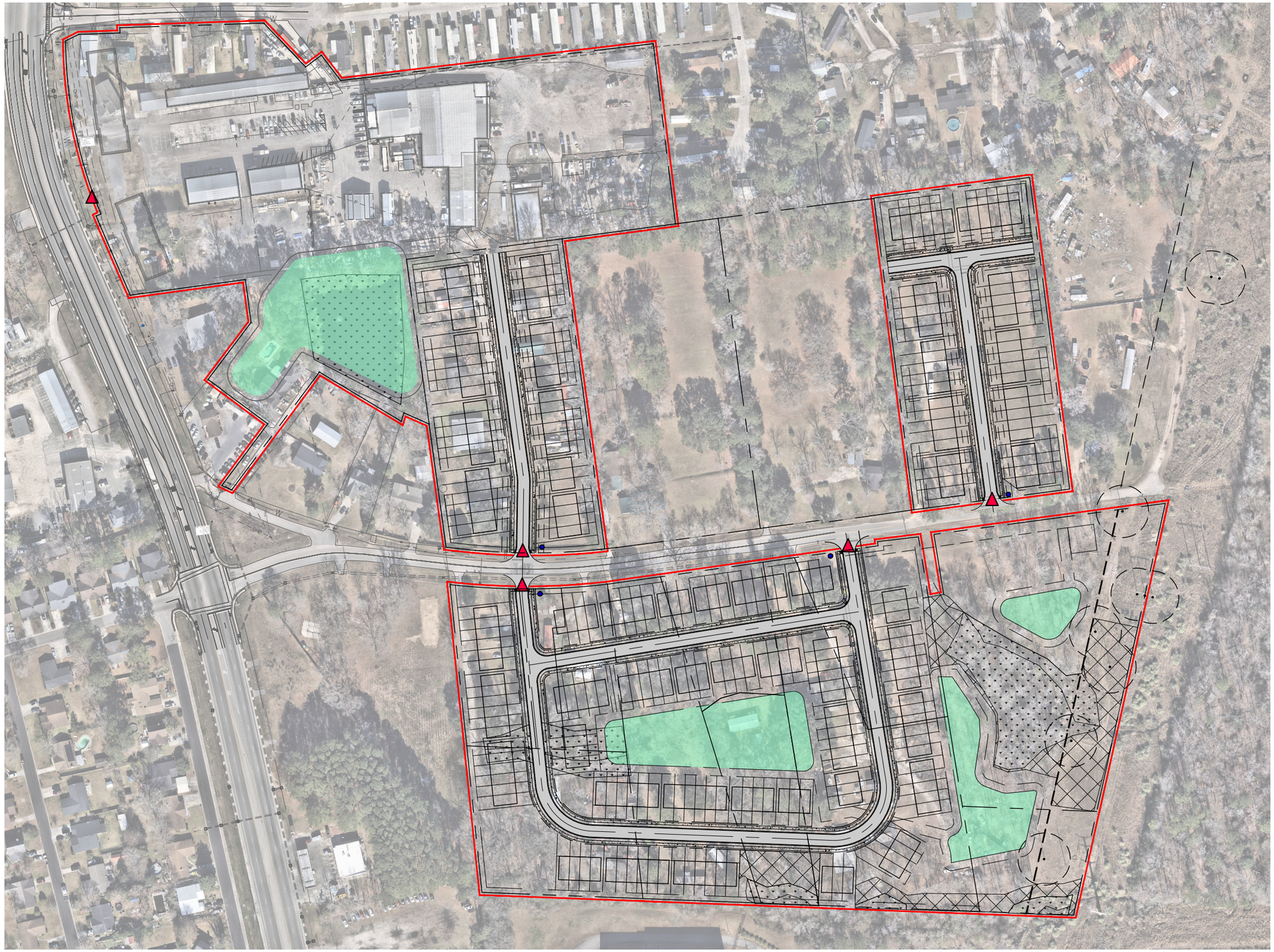
ROADS AND CIRCULATION

EXHIBIT D
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- PROPOSED ROADS
- PROPOSED STORMWATER PONDS
- ENTRANCE POINTS
- PROPOSED SIGNAGE LOCATIONS



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.
3. ONLY IMPROVEMENTS PERMITTED UNDER THE ZONING ORDINANCE ARE ALLOWED IN THE BUFFER.

Kimley»Horn

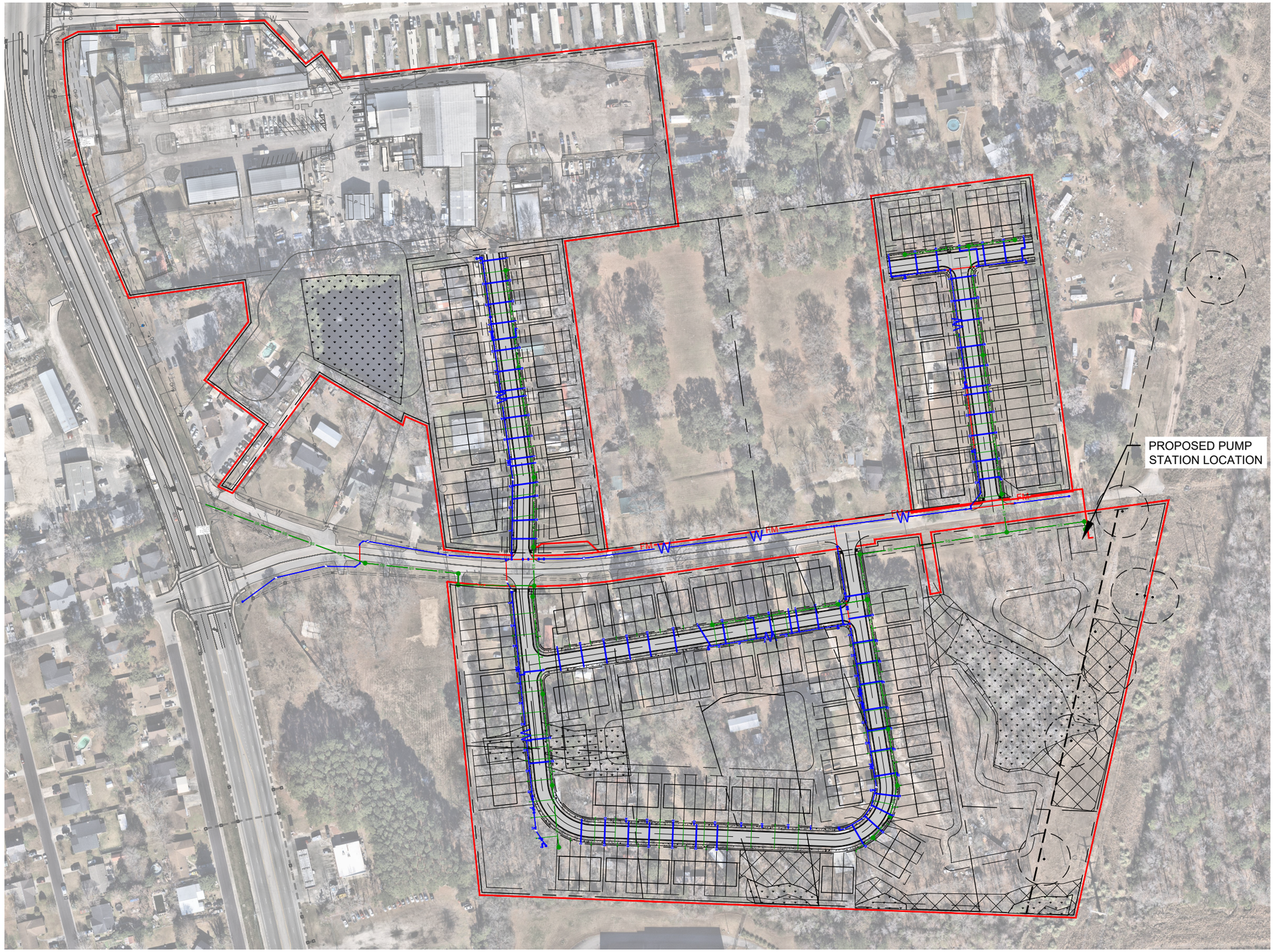
SIGNAGE

EXHIBIT E
BERKELEY FARMS RD PD

0 100 200 400 NORTH

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- SS — PROPOSED SEWER
- W — PROPOSED WATER
- FM — PROPOSED FORCE MAIN



NOTES

1. ACREAGES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHELD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTER PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

Kimley»Horn

UTILITIES

EXHIBIT F
BERKELEY FARMS RD PD

0 100 200 400 NORTH

Berkeley Farms Residential Development

Traffic Impact Analysis

Goose Creek, South Carolina

Prepared for

RCB Development

Prepared by

Kimley»Horn

July 2025

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Berkeley Farms Residential Development

Traffic Impact Analysis

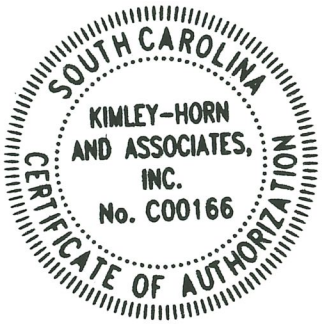
Goose Creek, South Carolina

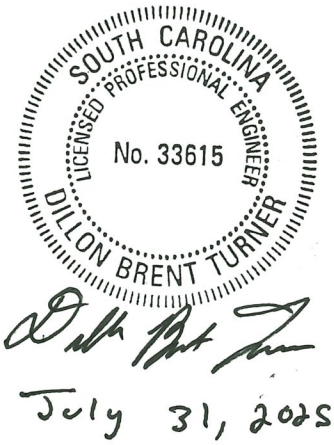
Prepared for

RCB Development

Prepared by

Kimley»Horn





July 2025
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1080 Morrison Drive, Suite 240
Charleston, South Carolina, 29403

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C – Traffic Volume Development Worksheets

D – Turning Movement Count Data

E – Growth Rate Calculations

F – Capacity Analysis Worksheets

G – Turn Lane Warrant Analysis

1 Executive Summary

The proposed Berkeley Farms Residential Development is located in the northeast quadrant of the Berkeley Farms Road at College Park Road intersection in Goose Creek, South Carolina. This development is planned to consist of 250 townhome dwelling units. Based on the conceptual site plan provided in **Appendix A**, the project site will access the roadway network through three points along Berkeley Farms Road.

A Tier 2 TIA was prepared for the Berkeley Farms Residential Development in accordance with Chapter 59 of Berkeley County's *Land Development and Subdivision Regulations*. This study summarizes the results of traffic analyses conducted for the study intersections under 2024 existing conditions, 2029 short-term horizon conditions, and 2034 long-term horizon conditions during the AM and PM peak hours.

The project is proposed to be constructed and fully occupied by 2029. This study summarizes the results of the traffic analyses at the following four study intersections for the 2029 and 2034 horizon years:

1. Berkeley Farms Road at College Park Road
2. Berkeley Farms Road at Site Access #1
3. Berkeley Farms Road at Site Access #2
4. Berkeley Farms Road at Site Access #3

The results of the traffic analyses indicate that no mitigation is necessary with the proposed development. No turn lanes are proposed along Berkeley Farms Road at the site access points.

1 Introduction

The proposed Berkeley Farms Residential Development is located in the northeast quadrant of the Berkeley Farms Road at College Park Road intersection in Goose Creek, South Carolina. This development is planned to consist of 250 townhome dwelling units. Based on the conceptual site plan provided in **Appendix A**, the project site will access the roadway network through three points along Berkeley Farms Road. The location of the proposed development is illustrated in **Figure 1**.

The project is proposed to be constructed and fully occupied by 2029. This study summarizes the results of the traffic analyses at the following four study intersections for the 2029 and 2034 horizon years:

1. Berkeley Farms Road at College Park Road
2. Berkeley Farms Road at Site Access #1
3. Berkeley Farms Road at Site Access #2
4. Berkeley Farms Road at Site Access #3

A Tier 2 TIA was prepared for the Berkeley Farms Residential Development in accordance with Chapter 59 of Berkeley County's Land Development and Subdivision Regulations. This study summarizes the results of traffic analyses conducted for the study intersections under 2024 existing conditions, 2029 short-term horizon conditions, and 2034 long-term horizon conditions during the AM and PM peak hours.

1.1 Existing Conditions

College Park Road (S-62) is a four-lane, divided with a center turn lane, urban major collector with a posted speed limit of 45 mph. There are two daily traffic count stations located along College Park Road. Based upon SCDOT data, 21,900 vehicles per day traveled along College Park Road in 2023 at a count station located north of the Berkeley Farms Road intersection. 39,100 vehicles per day traveled along College Park Road in 2023 at a count station located south of the George McCrackin Drive intersection.

Berkeley Farms Road (S-567) is a two-lane, undivided, urban local road with no posted speed limit. No daily count data is available for Berkeley Farms Road.

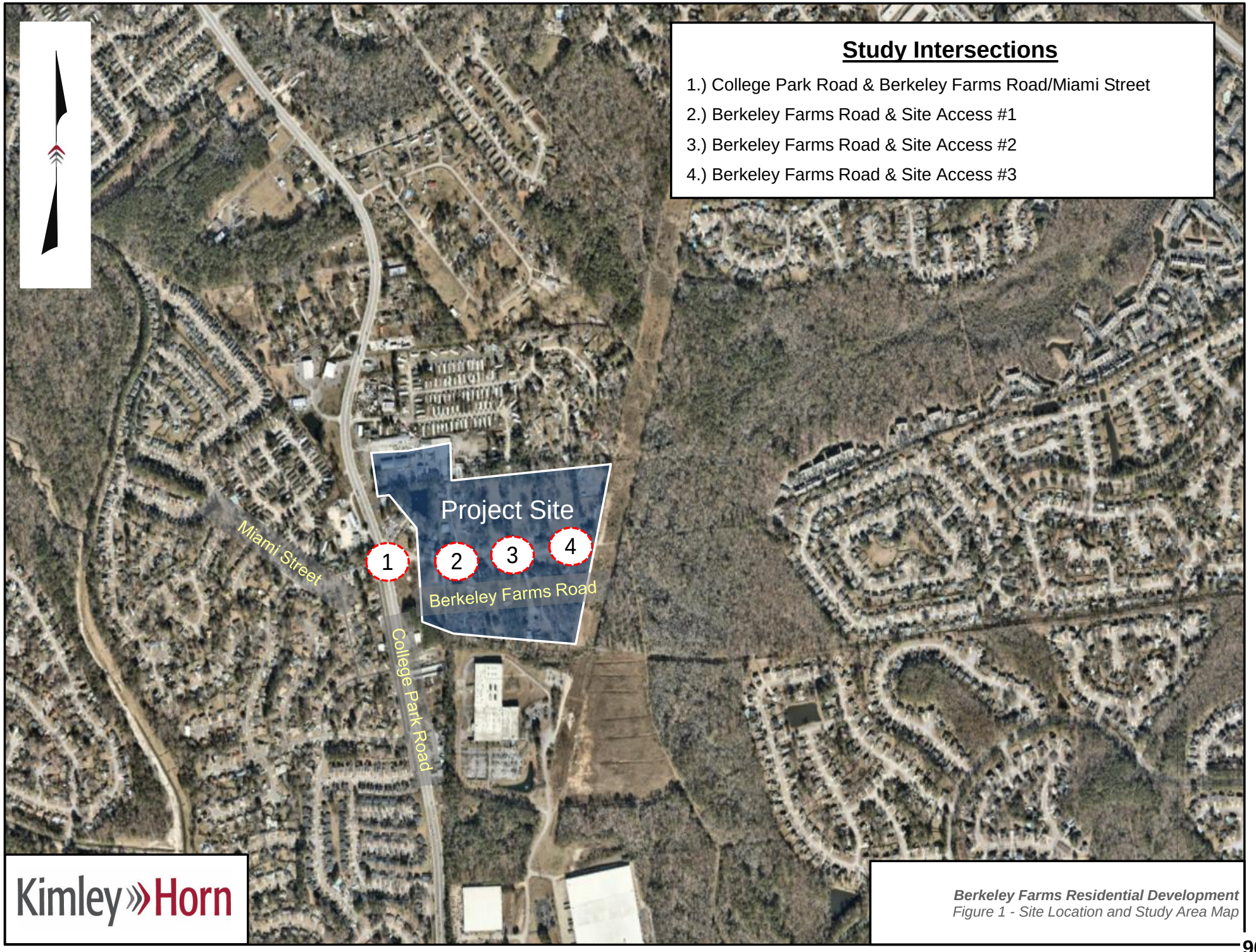
The existing geometry and traffic control for the study area intersections is illustrated in **Figure 2**.

1.2 Access Management

A review of the proposed driveway spacing was undertaken based upon information in SCDOT's *Access and Roadside Management Standards* (ARMS) manual. For a 30 MPH speed limit, a minimum driveway spacing of 160 feet is required for new driveway connections. Since the AADT along Berkeley Farms Road is unknown, the more conservative driveway spacing was used.

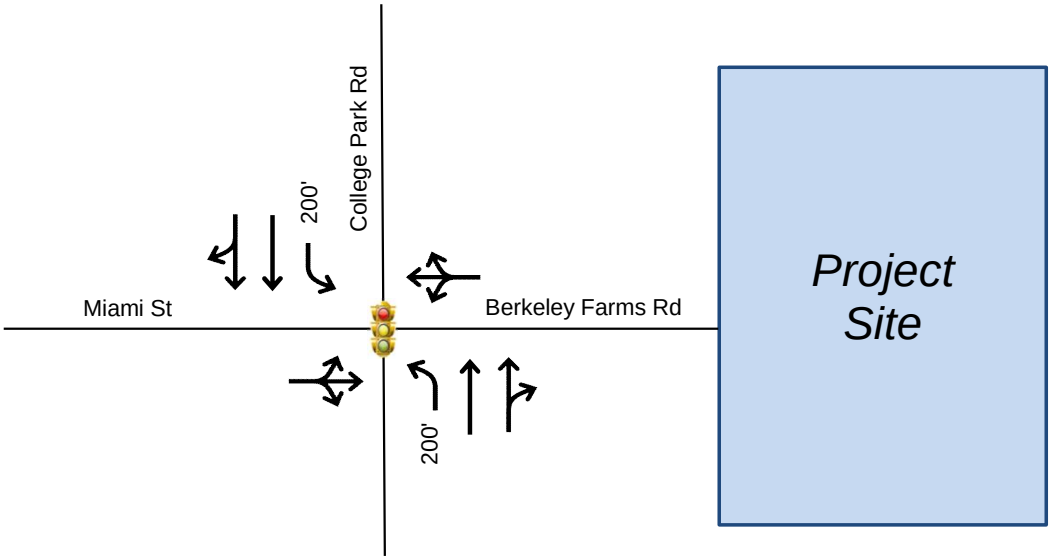
- Site Access #1 is located approximately 450 feet east of the signalized intersection of Berkeley Farms Road at College Park Road. This meets the spacing requirements of SCDOT.
- Site Access #2 is located approximately 560 feet east of Site Access #1 and approximately 225 feet west of Site Access# 3 and meets the spacing requirements of SCDOT.
    - Please note, there is an emergency vehicle access located approximately 250 feet east of Site Access #1. This access was not analyzed in this traffic impact analysis because it is an emergency vehicle access only.
- Site Access #3 is located approximately 225 feet east of Site Access #2 and meets the spacing requirements of SCDOT.

It should be noted that there are several property driveways located within the dimensions above. Based upon proposed driveway locations, no modifications to the four project driveways are recommended.



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Berkeley Farms Residential Development
Figure 1 - Site Location and Study Area Map



Legend

Existing Laneage

S = XX' Storage Length

Existing Signal

Kimley»Horn

Berkeley Farms Residential Development

Figure 2 - Existing Geometry and Traffic Control

2 Project Traffic

2.1 Trip Generation

The trip generation rates and equations published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* were used to estimate the trip generation potential for the development. The analysis was performed using the information provided for land use code (LUC) 220 – Multifamily Housing (Low-Rise).

Due to the residential single land use nature of the development, internal capture and pass-by trip reductions are not included in the trip generation analysis.

The estimated trip generation for the Berkeley Farms Residential Development is summarized in **Table 1**, which indicates that the development is anticipated to generate 100 trips (24 in/76 out) during the AM peak hour and 128 trips (81 in/47 out) during the PM peak hour. The trip generation calculations can be found in **Appendix B**.

Table 1 – Trip Generation Summary

Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
220 – Multifamily Housing (Low-Rise)	250	DU	1,678	100	24	76	128	81	47
Total Net New External Trips			1,678	100	24	76	128	81	47

2.2 Trip Distribution & Assignment

New external trips generated by the proposed development were distributed and assigned to the surrounding roadway network based on existing travel patterns, surrounding land uses, and the proposed site layout. The trip distribution percentages used in this analysis are as follows.

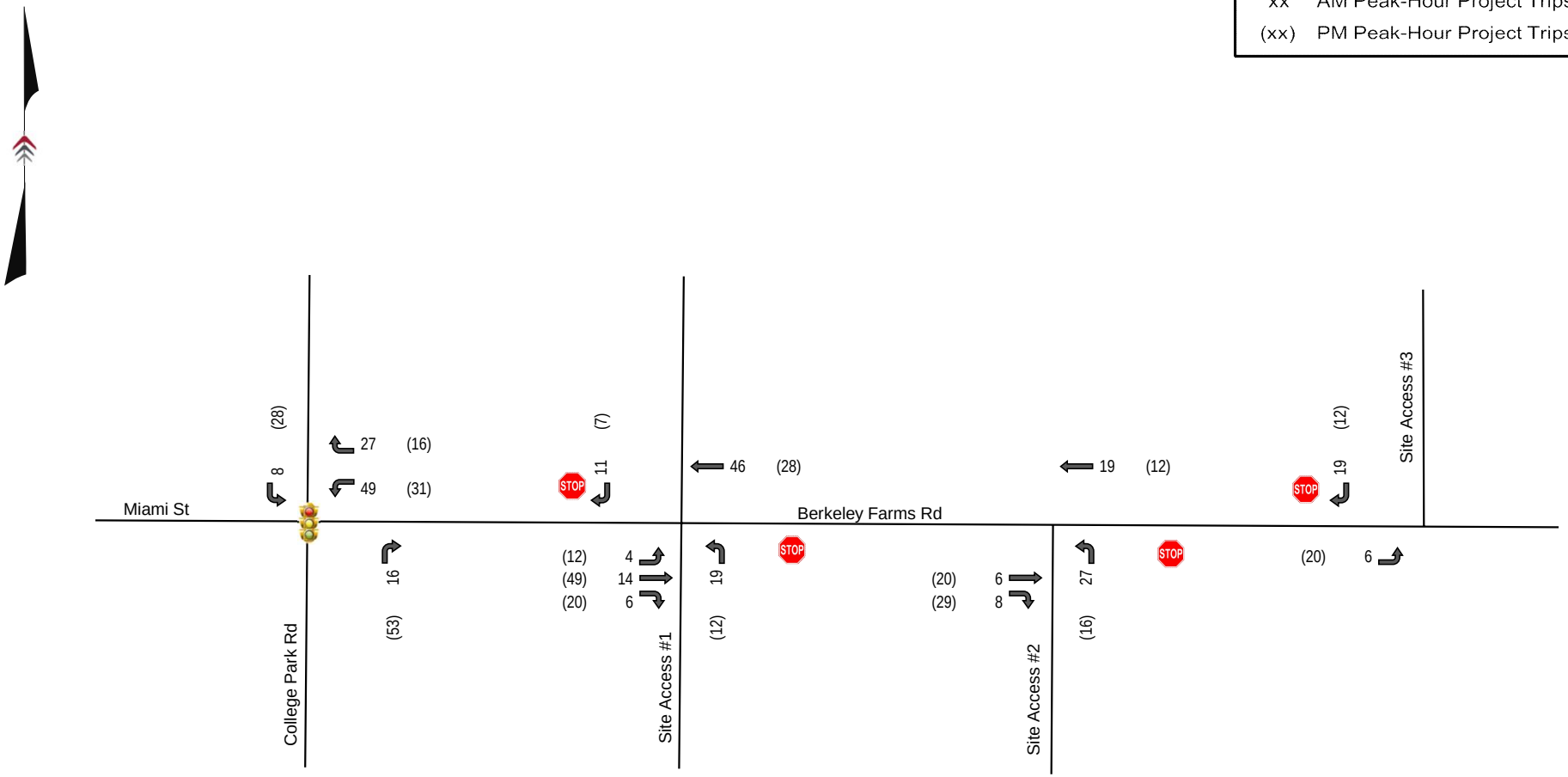
- 65% to/from the South via College Park Road
- 35% to/from the North via College Park Road

The site trip distribution is illustrated in **Figure 3,** and the net new project trips are shown in **Figure 4**.



Kimley»Horn

Berkeley Farms Residential Development
Figure 3 - Project Trip Distribution



Kimley»Horn

Berkeley Farms Residential Development
Figure 4 - Proposed Project Trips

3 Traffic Volume Development

Existing 2024 traffic volumes were utilized in the analysis and future-year traffic volumes were developed for projected 2029 build and 2034 (build +5) traffic conditions. The future-year volumes consisted of the existing traffic volumes adjusted by an annual growth rate and the projected traffic volumes of the Berkeley Farms Residential Development. Worksheets documenting the traffic volume development are provided in **Appendix C**.

3.1 2024 Existing Traffic

Peak-hour intersection turning movement counts were conducted at the Berkeley Farms Road at College Park Road intersection in the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) on Tuesday, May 7, 2024.

Figure 5 illustrates the 2024 Existing Peak Hour Traffic Volumes for the AM and PM peak hours. The raw turning-movement count data is included in **Appendix D**.

3.2 Future-Year No-Build Traffic Development

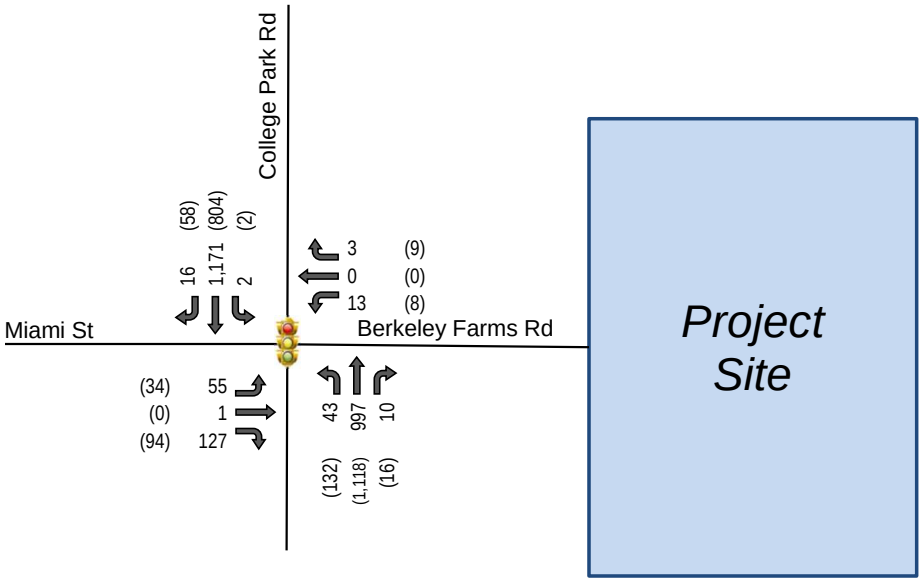
The development will be built and operational by 2029. The future-year traffic volumes consist of the 2024 Existing traffic volumes adjusted by a growth rate of 4% for the 2029 and 2034 No-Build conditions. To determine the historical growth rate in the area, traffic count data was obtained from SCDOT and includes count stations along College Park Road. Historic growth rate calculations are provided in **Appendix E**. No approved, committed developments were identified within the study area.

Figure 6 illustrates the 2029 No-Build traffic volumes for the AM and PM peak hours. **Figure 7** illustrates the 2034 No-Build traffic volumes for the AM and PM peak hours.

3.3 Future-Year Build Traffic Development

The Berkeley Farms project traffic volumes were added to the no-build traffic volumes to develop build traffic volumes for the horizon year. **Figure 8** illustrates the 2029 Build traffic volumes for the AM and PM peak hours. **Figure 9** illustrates the 2034 Build traffic volumes for the AM and PM peak hours.





Legend

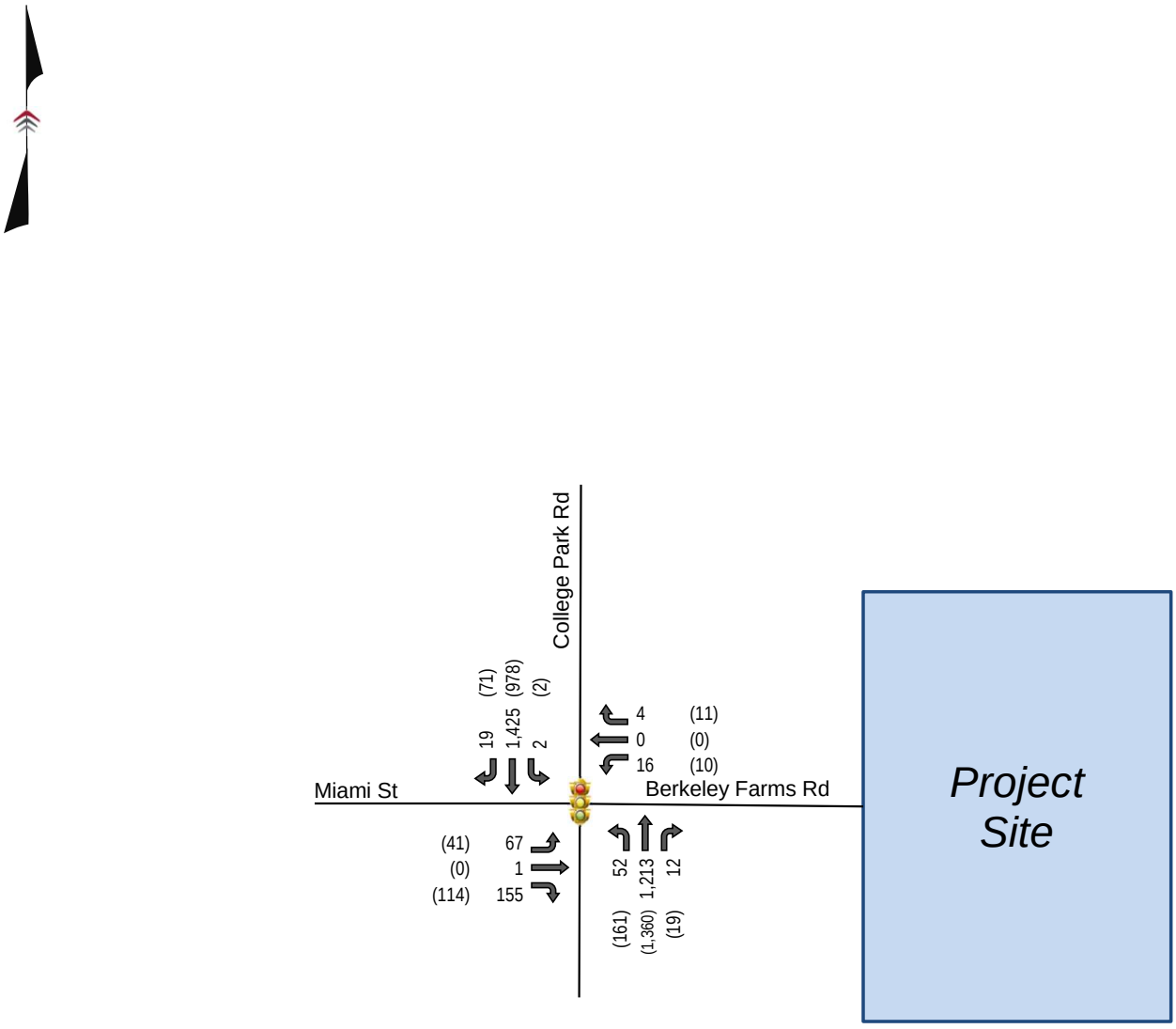
xx AM Peak Hour Traffic Volumes

(xx) PM Peak Hour Traffic Volumes

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Berkeley Farms Residential Development

Figure 5 - 2024 Existing Peak Hour Volumes



Legend

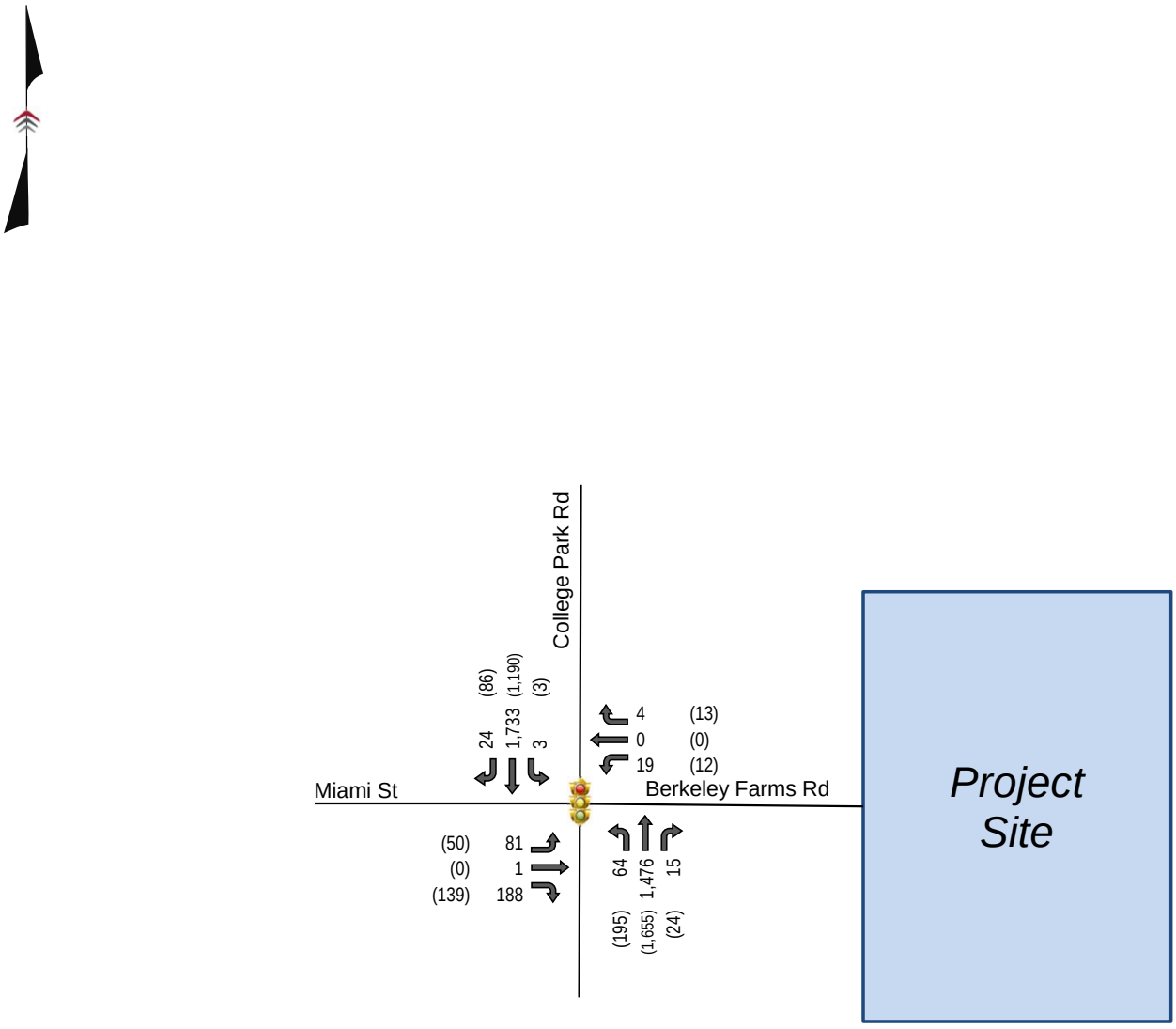
xx AM Peak Hour Traffic Volumes

(xx) PM Peak Hour Traffic Volumes

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Figure 6 - 2029 No-Build Peak-Hour Traffic Volumes



Legend

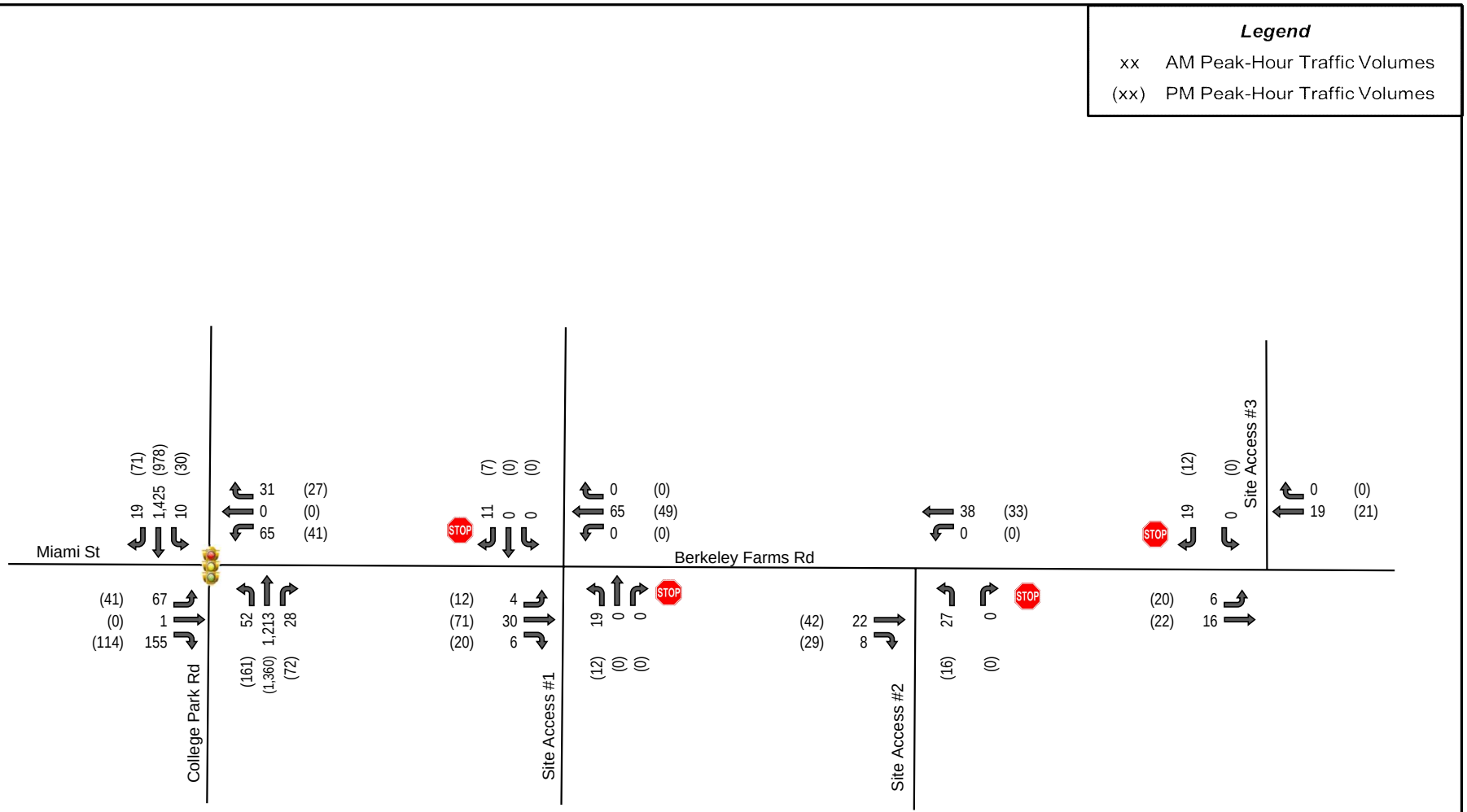
xx AM Peak Hour Traffic Volumes

(xx) PM Peak Hour Traffic Volumes

Kimley»Horn

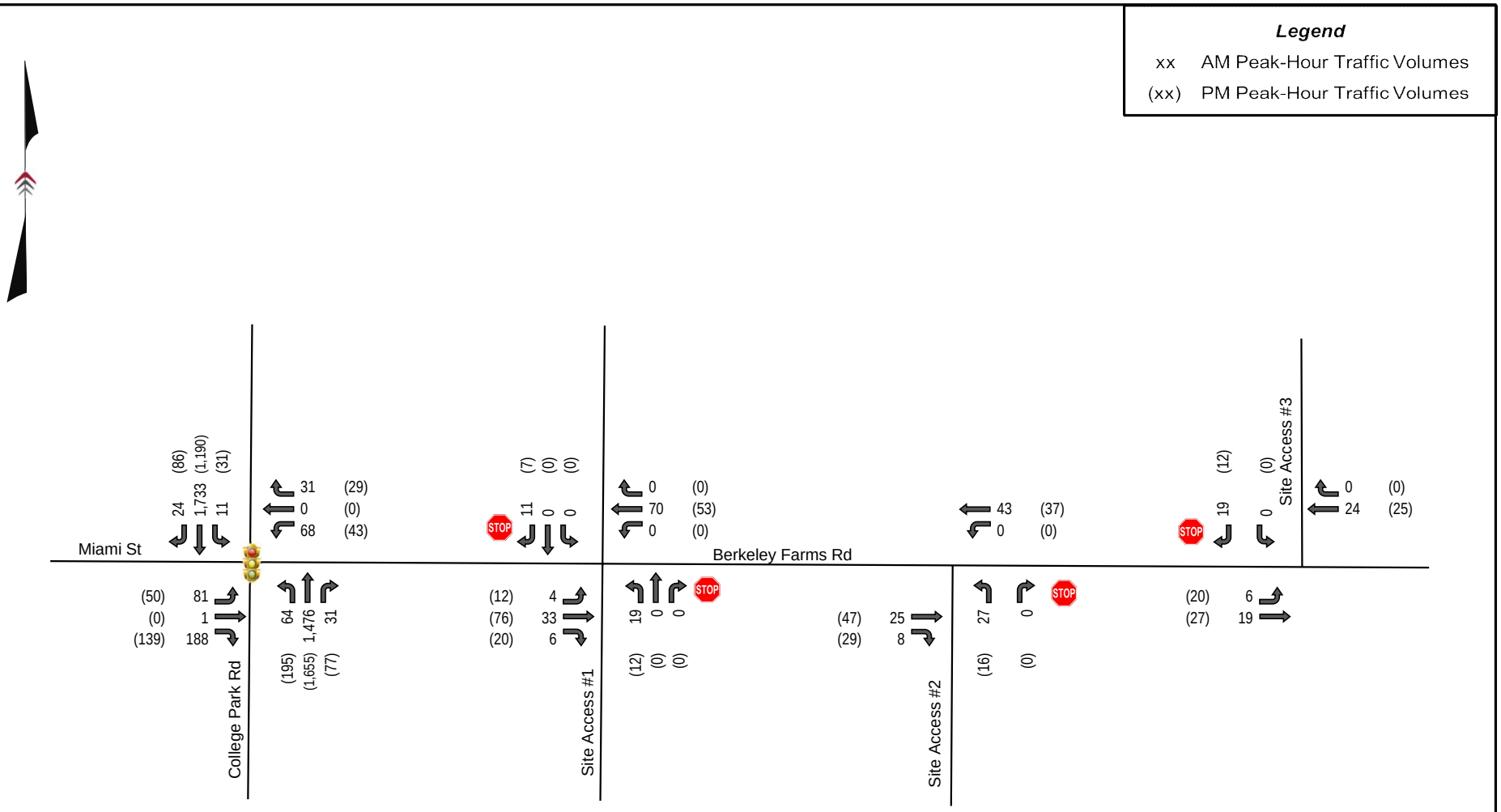
Berkeley Farms Residential Development

Figure 7 - 2034 No-Build Peak-Hour Traffic Volumes



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Figure 8 - 2029 Build Peak Hour Traffic Volumes



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Berkeley Farms Residential Development
Figure 9 - 2034 Build Peak Hour Traffic Volumes

4 Capacity Analysis

Capacity/Level-of-Service (LOS) analyses were conducted using the *Highway Capacity Manual (HCM),* 6th Edition, methodologies of the *Synchro*, Version 12, traffic analysis software. Capacity analyses were conducted for the AM and PM peak hours of the 2024 Existing conditions, 2029 No-Build conditions, 2034 No-Build conditions, 2029 Build and 2034 build conditions analysis scenarios. Auxiliary turn-lane warrant evaluations were conducted in accordance with guidelines identified in the SCDOT *Access and Roadside Management Standards Manual*, SCDOT's *Roadway Design Manual*, and Chapter 59 of *Berkeley County's Code of Ordinances – Land Development and Subdivision Regulations*.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, gridlocked conditions with high vehicular delays, and are generally considered undesirable. **Table 2** lists the LOS control delay thresholds published in the *HCM* for signalized and unsignalized intersections.

Table 2 – *HCM* Level of Service Criteria

LOS	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	≤ 10
B	> 10 – 20	> 10 – 15
C	> 20 – 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35 – 50
F	> 80	> 50

As part of the intersection analysis, SCDOT's default Synchro parameters were utilized. Existing peak-hour factors (PHF) were utilized for the existing scenarios and the PHFs for the future-year scenarios were adjusted to a minimum of 0.90 and maximum of 0.95. Existing heavy vehicle percentages were utilized for all scenarios, with a minimum of 2% considered.

Unsignalized intersections operating at LOS A-LOS C are considered to operate with short delays, unsignalized intersections operating at LOS D-LOS E are considered to operate with moderate delays, and intersections operating at LOS F are considered to operate with long delays.

The following sections outline the results of the capacity and turn lane analysis for the study intersections. Chapter 59 of Berkeley County's *Land Development and Subdivision Regulations* states that following the opening of the development, the LOS shall not decline beyond LOS E for all unsignalized intersections and approaches. The following sections outline the results of the capacity analysis for each of the study intersections. The capacity analysis worksheets are included in **Appendix F**.

4.1 Berkeley Farms Road at College Park Road

The capacity analysis results for the signalized intersection of Berkeley Farms Road at College Park Road is summarized in **Table 3**.

Table 3 – Berkeley Farms Road at College Park Road Analysis Results

Condition	Measure	Miami Street			Berkeley Farms Road			College Park Road			College Park Road			Intersection
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
AM Peak Hour														
2024 Existing	LOS (Delay)	C (23.5)			B (19.2)			A (7.3)			A (8.2)			A (9.0)
	Synchro 95th Q	108'			1'			31'	168'		3'	216'		
2029 No-Build	LOS (Delay)	C (25.6)			B (19.4)			A (9.8)			B (12.2)			B (12.2)
	Synchro 95th Q	#173'			4'			#50'	228'		3'	305'		
2034 No-Build	LOS (Delay)	C (28.9)			B (18.8)			B (16.3)			C (30.8)			C (24.4)
	Synchro 95th Q	#236'			6'			#76'	325'		4'	#524'		
2029 Build	LOS (Delay)	C (25.2)			C (21.1)			A (9.8)			B (12.0)			B (12.3)
	Synchro 95th Q	#177'			50'			#49'	233'		8'	305'		
2034 Build	LOS (Delay)	C (28.0)			C (20.7)			B (16.4)			C (29.6)			C (23.7)
	Synchro 95th Q	#241'			54'			#76'	332'		9'	#524'		
PM Peak Hour														
2024 Existing	LOS (Delay)	C (24.4)			C (21.6)			A (6.2)			A (5.2)			A (7.0)
	Synchro 95th Q	52'			1'			52'	141'		2'	94'		
2029 No-Build	LOS (Delay)	C (27.9)			C (22.8)			A (7.7)			A (5.6)			A (8.1)
	Synchro 95th Q	62'			5'			#125'	192'		2'	123'		
2034 No-Build	LOS (Delay)	C (33.3)			C (23.0)			B (11.8)			A (6.8)			B (11.2)
	Synchro 95th Q	#132'			8'			#123'	280'		3'	167'		
2029 Build	LOS (Delay)	C (27.6)			C (23.7)			A (8.2)			A (5.9)			A (8.7)
	Synchro 95th Q	63'			34'			#125'	204'		17'	123'		
2034 Build	LOS (Delay)	C (32.5)			C (24.1)			B (12.6)			A (7.0)			B (11.8)
	Synchro 95th Q	#133'			38'			#123'	299'		22'	167'		

Note:
1. Delay represented in sec/veh
2. -95th Percentile Volume Exceeds Capacity, Queue May Be Longer

Based on the results presented in **Table 3**, the overall intersection currently operates at LOS A during the AM and PM peak hours under Existing Conditions.

For 2029 No-Build and Build conditions, the results of the analysis indicate that the overall intersection is anticipated to operate at LOS B and LOS A conditions in the AM and PM peak hours, respectively.

For 2035 No-Build and Build conditions, the results of the analysis indicate that the overall intersection is anticipated to operate at LOS C and LOS B conditions in the AM and PM peak hours, respectively.

No capacity improvements are recommended at this intersection.

4.2 Berkeley Farms Road at Site Access #1

The capacity analysis results for the unsignalized intersection of Berkeley Farms Road at Site Access #1 is summarized in **Table 4**.

Table 4 – Berkeley Farms Road at Site Access #1 Analysis Results

Condition	Measure	Berkeley Farms Road			Berkeley Farms Road			Site Access #1			Site Access #1		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Peak Hour													
2029 Build	LOS (Delay)	A (7.4)*			A (0.0)*			A (9.4)			A (8.7)		
	Synchro 95th Q	0'			0'			3'			0'		
2035 Build	LOS (Delay)	A (7.4)*			A (0.0)*			A (9.5)			A (8.7)		
	Synchro 95th Q	0'			0'			3'			0'		
PM Peak Hour													
2029 Build	LOS (Delay)	A (7.3)*			A (0.0)*			A (9.7)			A (8.6)		
	Synchro 95th Q	0'			0'			0'			0'		
2035 Build	LOS (Delay)	A (7.3)*			A (0.0)*			A (9.7)			A (8.6)		
	Synchro 95th Q	0'			0'			3'			0'		

Note:
1. Delay represented in sec/veh.
2. * LOS and Delay reported for major street left-turn movement

Based on the capacity analysis results presented in **Table 4**, the approaches at the intersection are anticipated to operate at LOS A with minimal queuing. A turn lane warrant analysis was conducted along Berkeley Farms Road to determine if a left-turn lane or a right-turn lane should be considered for project traffic entering the site. Based on this analysis, it was determined that an eastbound left-turn lane or right-turn lanes are not warranted and are therefore not recommended. Turn lane warrant analysis worksheets are included in **Appendix G**.

Based on the capacity analysis results presented in **Table 4**, Site Access #1 should be constructed as a full-access driveway with one ingress lane and one egress lane for both the northbound and southbound approaches. Site Access #1 should be placed under minor street stop control.

4.3 Berkeley Farms Road at Site Access #2

The capacity analysis results for the unsignalized intersection of Berkeley Farms Road at Site Access #2 is summarized in **Table 5**.

Table 5 – Berkeley Farms Road at Site Access #2 Analysis Results

Condition	Measure	Berkeley Farms Road			Berkeley Farms Road			Site Access #2		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
AM Peak Hour										
2029 Build	LOS (Delay)	A (0.0)			A (0.0)*			A (9.0)		
	Synchro 95th Q	0'			0'			3'		
2035 Build	LOS (Delay)	A (0.0)			A (0.0)*			A (9.0)		
	Synchro 95th Q	0'			0'			3'		
PM Peak Hour										
2029 Build	LOS (Delay)	A (0.0)			A (0.0)*			A (9.1)		
	Synchro 95th Q	0'			0'			3'		
2035 Build	LOS (Delay)	A (0.0)			A (0.0)*			A (9.1)		
	Synchro 95th Q	0'			0'			3'		

Note:
1. Delay represented in sec/veh.
2. * LOS and Delay reported for major street left-turn movement

Based on the capacity analysis results presented in **Table 5**, the approaches at the intersection are anticipated to operate at LOS A with minimal queuing. A turn lane warrant analysis was conducted along the eastbound approach of Berkeley Farms Road to determine if a right-turn lane should be considered for project traffic entering the site. Based on this analysis, it was determined that an eastbound right-turn lane is not warranted and is therefore not recommended. Turn lane warrant analysis worksheets are included in **Appendix G**.

Based on the capacity analysis results presented in **Table 5**, Site Access #2 should be constructed as a full-access driveway with one ingress lane and one egress lane. Site Access #2 should be placed under minor street stop control.

4.4 Berkeley Farms Road at Site Access #3

The capacity analysis results for the unsignalized intersection of Berkeley Farms Road at Site Access #3 is summarized in **Table 6**.

Table 6 – Berkeley Farms Road at Site Access #3 Analysis Results

Condition	Measure	Berkeley Farms Road			Berkeley Farms Road			Site Access #3		
		EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBT	SBR
AM Peak Hour										
2029 Build	LOS (Delay)	A (7.3)*			A (0.0)			A (8.5)		
	Synchro 95th Q	0'			0'			3'		
2035 Build	LOS (Delay)	A (7.3)*			A (0.0)			A (8.5)		
	Synchro 95th Q	0'			0'			3'		
PM Peak Hour										
2029 Build	LOS (Delay)	A (7.3)*			A (0.0)			A (8.5)		
	Synchro 95th Q	0'			0'			0'		
2035 Build	LOS (Delay)	A (7.3)*			A (0.0)			A (8.5)		
	Synchro 95th Q	0'			0'			0'		

Note:
1. Delay represented in sec/veh.
* LOS and Delay reported for major street left-turn movement

Based on the capacity analysis results presented in **Table 6**, the approaches at the intersection are anticipated to operate at LOS A with minimal queuing. A turn lane warrant analysis was conducted along the eastbound approach of Berkeley Farms Road to determine if a left-turn lane should be considered for project traffic entering the site. Based on this analysis, it was determined that an eastbound left-turn lane is not warranted and is therefore not recommended. Turn lane warrant analysis worksheets are included in **Appendix G**.

Based on the capacity analysis results presented in **Table 6**, Site Access #3 should be constructed as a full-access driveway with one ingress lane and one egress lane. Site Access #3 should be placed under minor street stop control.

5 Turn Lane Analysis

Auxiliary turn-lane warrant evaluations were conducted in accordance with guidelines identified in the SCDOT *Access and Roadside Management Standards Manual*, SCDOT's *Roadway Design Manual*, and Chapter 59 of *Berkeley County's Code of Ordinances – Land Development and Subdivision Regulations*.

5.1 Berkeley Farms Road at Site Access #1

The need for an exclusive right-turn lane or an exclusive left-turn lane at Site Access #1 along Berkeley Farms Road is not warranted or recommended. Turn lane warrant analysis worksheets are provided in **Appendix G** for reference.

5.2 Berkeley Farms Road at Site Access #2

The need for an exclusive right-turn lane at Site Access #2 along Berkeley Farms Road is not warranted or recommended. Turn lane warrant analysis worksheets are provided in **Appendix G** for reference.

5.3 Berkeley Farms Road at Site Access #3

The need for an exclusive left-turn lane at Site Access #3 along Berkeley Farms Road is not warranted or recommended. Turn lane warrant analysis worksheets are provided in **Appendix G** for reference.

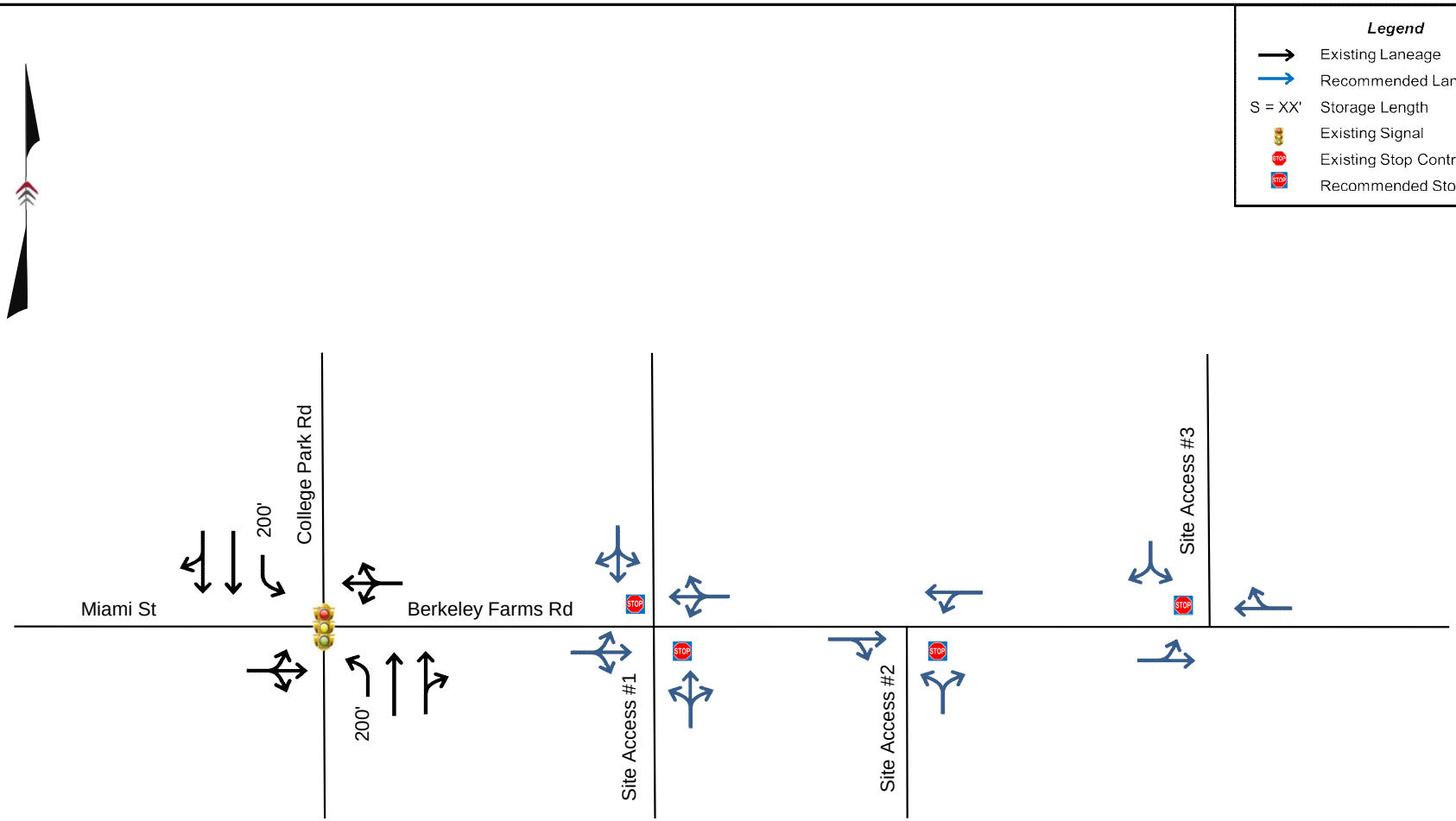
6 Conclusion

The proposed development is located on the east side of College Park Road at Berkeley Farms Road and is proposed to consist of 250 townhome units. Based on the conceptual site plan provided in **Appendix A**, the project site will access the roadway network through three points along Berkeley Farms Road.

It was assumed that the development will be built and fully occupied by 2029. This study summarizes the results of the traffic analyses at the following four study intersections for the 2029 and 2034 horizon years:

1. Berkeley Farms Road at College Park Road
2. Berkeley Farms Road at Site Access #1
3. Berkeley Farms Road at Site Access #2
4. Berkeley Farms Road at Site Access #3

Based on the results of the traffic analyses, the study intersections are forecast to operate acceptably. No turn lanes are warranted along Berkeley Farms Road, and no mitigation is proposed with the development of the project. The proposed lane channelization with the addition of the proposed project is illustrated in **Figure 10**.



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Figure 10 - Future Geometry and Traffic Control

Appendix A – Conceptual Site Plan



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	PD (PLANNED DEVELOPMENT)	
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)	
SITE AREA:	36.25	ACRES
ROW DEDICATION:	2.98	ACRES
IMPERVIOUS AREA:	8.58	ACRES (23.7%)
PERVIOUS AREA:	27.67	ACRES (76.3%)
OPEN SPACE:	10.14	ACRES (XX.X%)
GREEN SPACE:	X.XX	ACRES (XX.X%)
TOTAL DISTURBED AREA:	23.00	ACRES
BUILDING SETBACK:		
FRONT:	25 FT	
SIDE:	5 FT (15 FT CORNER LOTS)	
REAR:	15 FT	
LANDSCAPE SETBACK:	10 FT	

PROPOSED LAND USES & DENSITIES:

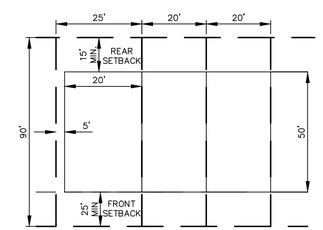
SINGLE FAMILY RESIDENTIAL	198 UNITS

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY MCKIM & CREED, DATED 06/12/2024.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. LINE AND CURVE INFORMATION SHOWN ON SHEET PP-06 AND PP-07
7. ACCESORY STRUCTURES ARE PERMITTED IN THE REAR AND SIDE YARDS ONLY WITHIN 5' SETBACKS FROM THE SIDE AND REAR PROPERTY LINES OR INGRESS/EGRESS EASEMENTS, WHICHEVER IS GREATER. IF THE ACCESSORY STRUCTURE IS PLACED IN THAT PORTION OF THE YARD THAT FRONTS A SECOND STREET FRONTAGE OF THE PROPERTY, THE SETBACK FROM THE SECOND STREET FRONTAGE PROPERTY LINE FOR THE ACCESSORY STRUCTURE IS THE REQUIRED SECOND STREET FRONTAGE SETBACK FOR THE PRIMARY STRUCTURE.
8. DRIVEWAY LOCATIONS ARE SHOWN FOR REVIEW PURPOSES ONLY AND ARE NOT THE FINAL DESIGN LOCATIONS

SITE PLAN LEGEND:

- PROPERTY LINE
- LOT LINE
- BUILDABLE AREA
- 10' LANDSCAPE BUFFER
- PROPOSED ROAD CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- GRAVEL
- SIGNS



TYPICAL TYPE 1 TOWNHOME DIMENSION DETAIL
NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE (843) 727-6300
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC
No. C00166

SCALE: AS SHOWN
DRAWN BY: QRD
DESIGNED BY: GCC
CHECKED BY: RG

CLIENT:
RCB DEVELOPMENT
695 MEETING STREET
CHARLESTON, SC 29403
PHONE: (804) 338-2404

PROJECT:
BERKELEY FARMS ROAD TOWNHOMES

TITLE:
SITE PLAN - OVERALL

DATE
03/13/2025

PROJECT NO.
014965001

SHEET NUMBER
C2-00

811 SOUTH CAROLINA

Drawing name: K:\CHA_LDEV\014965 RCB Development\001 Berkeley Farms Road\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Mar 26, 2025 1:10pm by: greg.craft
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Appendix B – Trip Generation Calculations

Berkeley Farms TIA Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Residential Land Uses			**1,678**	**100**	**24**	**76**	**128**	**81**	**47**
220 - Multifamily Housing (Low-Rise)	250	DU	1,678	100	24	76	128	81	47
Subtotal			**1,678**	**100**	**24**	**76**	**128**	**81**	**47**
Total Net New External Trips			**1,678**	**100**	**24**	**76**	**128**	**81**	**47**

Note: Trip generation was calculated using the following data:

Daily Traffic Generation

Residential Land Uses

220 - Multifamily Housing (Low-Rise) ITE 220 = T = 6.41 * (X) + (75.31); (50 % In; 50 % Out)

AM Peak-Hour Traffic Generation

Residential Land Uses

220 - Multifamily Housing (Low-Rise) ITE 220 = T = 0.31 * (X) + (22.85); (24 % In; 76 % Out)

PM Peak-Hour Traffic Generation

Residential Land Uses

220 - Multifamily Housing (Low-Rise) ITE 220 = T = 0.43 * (X) + (20.55); (63 % In; 37 % Out)

Appendix C – Traffic Volume Development Worksheets

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

INTERSECTION: College Park Road at Berkeley Farms Road/Miami Street
COUNT DATE: May 7, 2024
AM PEAK HOUR FACTOR: 0.88 **AM FUTURE PEAK HOUR FACTOR:** 0.90
PM PEAK HOUR FACTOR: 0.96 **PM FUTURE PEAK HOUR FACTOR:** 0.95

AM Peak Hour

AM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Adjusted Turning Movement Counts[1]	0	55	1	127	0	13	0	3	0	43	997	10	1	2	1,171	16
AM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0
AM 2024 EXISTING TRAFFIC	**0**	**55**	**1**	**127**	**0**	**13**	**0**	**3**	**0**	**43**	**997**	**10**	**0**	**2**	**1,171**	**16**
AM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
AM 2029 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2029 NO-BUILD TRAFFIC GROWTH	0	12	0	28	0	3	0	1	0	9	216	2	0	0	254	3
AM 2034 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2034 NO-BUILD TRAFFIC GROWTH	0	26	0	61	0	6	0	1	0	21	479	5	0	1	562	8
AM 2029 NO-BUILD TRAFFIC	**0**	**67**	**1**	**155**	**0**	**16**	**0**	**4**	**0**	**52**	**1,213**	**12**	**0**	**2**	**1,425**	**19**
AM 2034 NO-BUILD TRAFFIC	**0**	**81**	**1**	**188**	**0**	**19**	**0**	**4**	**0**	**64**	**1,476**	**15**	**0**	**3**	**1,733**	**24**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New	Entering												65%		35%		
Distribution	Exiting						65%		35%								

"AM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	0	0	0	0	49	0	27	0	0	0	16	0	8	0	0
AM TOTAL PROJECT TRIPS		**0**	**0**	**0**	**0**	**0**	**49**	**0**	**27**	**0**	**0**	**0**	**16**	**0**	**8**	**0**	**0**
AM 2029 BUILD-OUT TRAFFIC		**0**	**67**	**1**	**155**	**0**	**65**	**0**	**31**	**0**	**52**	**1,213**	**28**	**0**	**10**	**1,425**	**19**
AM 2034 BUILD-OUT TRAFFIC		**0**	**81**	**1**	**188**	**0**	**68**	**0**	**31**	**0**	**64**	**1,476**	**31**	**0**	**11**	**1,733**	**24**

PM Peak Hour

PM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Adjusted Turning Movement Counts[1]	1	34	0	94	0	8	0	9	0	132	1,118	16	0	2	804	58
PM Volume Balancing	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 2024 EXISTING TRAFFIC	**0**	**34**	**0**	**94**	**0**	**8**	**0**	**9**	**0**	**132**	**1,118**	**16**	**0**	**2**	**804**	**58**
PM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
PM 2029 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2029 NO-BUILD TRAFFIC GROWTH	0	7	0	20	0	2	0	2	0	29	242	3	0	0	174	13
PM 2034 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2034 NO-BUILD TRAFFIC GROWTH	0	16	0	45	0	4	0	4	0	63	537	8	0	1	386	28
PM 2029 NO-BUILD TRAFFIC	**0**	**41**	**0**	**114**	**0**	**10**	**0**	**11**	**0**	**161**	**1,360**	**19**	**0**	**2**	**978**	**71**
PM 2034 NO-BUILD TRAFFIC	**0**	**50**	**0**	**139**	**0**	**12**	**0**	**13**	**0**	**195**	**1,655**	**24**	**0**	**3**	**1,190**	**86**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New	Entering												65%		35%		
Distribution	Exiting						65%		35%								

"PM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	0	0	0	0	31	0	16	0	0	0	53	0	28	0	0
PM TOTAL PROJECT TRIPS		**0**	**0**	**0**	**0**	**0**	**31**	**0**	**16**	**0**	**0**	**0**	**53**	**0**	**28**	**0**	**0**
PM 2029 BUILD-OUT TRAFFIC		**0**	**41**	**0**	**114**	**0**	**41**	**0**	**27**	**0**	**161**	**1,360**	**72**	**0**	**30**	**978**	**71**
PM 2034 BUILD-OUT TRAFFIC		**0**	**50**	**0**	**139**	**0**	**43**	**0**	**29**	**0**	**195**	**1,655**	**77**	**0**	**31**	**1,190**	**86**

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

INTERSECTION: Berkeley Farms Road at Site Access #1
COUNT DATE: May 7, 2024
AM PEAK HOUR FACTOR: 0.88 **AM FUTURE PEAK HOUR FACTOR:** 0.90
PM PEAK HOUR FACTOR: 0.96 **PM FUTURE PEAK HOUR FACTOR:** 0.95

AM Peak Hour

AM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Adjusted Turning Movement Counts[1]	0	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0
AM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AM 2024 EXISTING TRAFFIC	**0**	**0**	**13**	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

AM 2029 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2029 NO-BUILD TRAFFIC GROWTH	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0

AM 2034 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2034 NO-BUILD TRAFFIC GROWTH	0	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0
AM 2029 NO-BUILD TRAFFIC	**0**	**0**	**16**	**0**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM 2034 NO-BUILD TRAFFIC	**0**	**0**	**19**	**0**	**0**	**0**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New	Entering		15%	60%	25%												
Distribution	Exiting							60%			25%						15%

"AM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	4	14	6	0	0	46	0	0	19	0	0	0	0	0	11
AM TOTAL PROJECT TRIPS		**0**	**4**	**14**	**6**	**0**	**0**	**46**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**11**
AM 2029 BUILD-OUT TRAFFIC		**0**	**4**	**30**	**6**	**0**	**0**	**65**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**11**
AM 2034 BUILD-OUT TRAFFIC		**0**	**4**	**33**	**6**	**0**	**0**	**70**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**11**

PM Peak Hour

PM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Adjusted Turning Movement Counts[1]	0	0	18	0	0	0	17	0	0	0	0	0	0	0	0	0
PM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 2024 EXISTING TRAFFIC	**0**	**0**	**18**	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM 2029 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2029 NO-BUILD TRAFFIC GROWTH	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0

PM 2034 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2034 NO-BUILD TRAFFIC GROWTH	0	0	9	0	0	0	8	0	0	0	0	0	0	0	0	0
PM 2029 NO-BUILD TRAFFIC	**0**	**0**	**22**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM 2034 NO-BUILD TRAFFIC	**0**	**0**	**27**	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New	Entering		15%	60%	25%												
Distribution	Exiting							60%			25%						15%

"PM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	12	49	20	0	0	28	0	0	12	0	0	0	0	0	7
PM TOTAL PROJECT TRIPS		**0**	**12**	**49**	**20**	**0**	**0**	**28**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**7**
PM 2029 BUILD-OUT TRAFFIC		**0**	**12**	**71**	**20**	**0**	**0**	**49**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**7**
PM 2034 BUILD-OUT TRAFFIC		**0**	**12**	**76**	**20**	**0**	**0**	**53**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**7**

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

INTERSECTION: Berkeley Farms Road at Site Access #2
COUNT DATE: May 7, 2024
AM PEAK HOUR FACTOR: 0.88 **AM FUTURE PEAK HOUR FACTOR:** 0.90
PM PEAK HOUR FACTOR: 0.96 **PM FUTURE PEAK HOUR FACTOR:** 0.95

AM Peak Hour

AM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Adjusted Turning Movement Counts[1]	0	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0
AM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AM 2024 EXISTING TRAFFIC	**0**	**0**	**13**	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
AM 2029 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2029 NO-BUILD TRAFFIC GROWTH	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0
AM 2034 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2034 NO-BUILD TRAFFIC GROWTH	0	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0
AM 2029 NO-BUILD TRAFFIC	**0**	**0**	**16**	**0**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM 2034 NO-BUILD TRAFFIC	**0**	**0**	**19**	**0**	**0**	**0**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering			**25%**	**35%**												
	Exiting							**25%**			**35%**						

"AM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	0	**6**	**8**	0	0	**19**	0	0	**27**	0	0	0	0	0	0
AM TOTAL PROJECT TRIPS		**0**	**0**	**6**	**8**	**0**	**0**	**19**	**0**	**0**	**27**	**0**	**0**	**0**	**0**	**0**	**0**
AM 2029 BUILD-OUT TRAFFIC		**0**	**0**	**22**	**8**	**0**	**0**	**38**	**0**	**0**	**27**	**0**	**0**	**0**	**0**	**0**	**0**
AM 2034 BUILD-OUT TRAFFIC		**0**	**0**	**25**	**8**	**0**	**0**	**43**	**0**	**0**	**27**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

PM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Adjusted Turning Movement Counts[1]	0	0	18	0	0	0	17	0	0	0	0	0	0	0	0	0
PM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 2024 EXISTING TRAFFIC	**0**	**0**	**18**	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
PM 2029 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2029 NO-BUILD TRAFFIC GROWTH	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
PM 2034 NO-BUILD TRAFFIC	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2034 NO-BUILD TRAFFIC GROWTH	0	0	9	0	0	0	8	0	0	0	0	0	0	0	0	0
PM 2029 NO-BUILD TRAFFIC	**0**	**0**	**22**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM 2034 NO-BUILD TRAFFIC	**0**	**0**	**27**	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering			**25%**	**35%**												
	Exiting							**25%**			**35%**						

"PM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	0	**20**	**29**	0	0	**12**	0	0	**16**	0	0	0	0	0	0
PM TOTAL PROJECT TRIPS		**0**	**0**	**20**	**29**	**0**	**0**	**12**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**
PM 2029 BUILD-OUT TRAFFIC		**0**	**0**	**42**	**29**	**0**	**0**	**33**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**
PM 2034 BUILD-OUT TRAFFIC		**0**	**0**	**47**	**29**	**0**	**0**	**37**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

INTERSECTION: Berkeley Farms Road at Site Access #3
COUNT DATE: May 7, 2024
AM PEAK HOUR FACTOR: 0.88 **AM FUTURE PEAK HOUR FACTOR:** 0.90
PM PEAK HOUR FACTOR: 0.96 **PM FUTURE PEAK HOUR FACTOR:** 0.95

AM Peak Hour

AM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Adjusted Turning Movement Counts[1]	0	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0
AM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AM 2024 EXISTING TRAFFIC	**0**	**0**	**13**	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

AM 2029 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2029 NO-BUILD TRAFFIC GROWTH	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0

AM 2034 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
AM 2034 NO-BUILD TRAFFIC GROWTH	0	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0
AM 2029 NO-BUILD TRAFFIC	**0**	**0**	**16**	**0**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
AM 2034 NO-BUILD TRAFFIC	**0**	**0**	**19**	**0**	**0**	**0**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering		**25%**														
	Exiting																**25%**

"AM PROJECT TRIPS"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	**6**	0	0	0	0	0	0	0	0	0	0	0	0	0	**19**
AM TOTAL PROJECT TRIPS		**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**
AM 2029 BUILD-OUT TRAFFIC		**0**	**6**	**16**	**0**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**
AM 2034 BUILD-OUT TRAFFIC		**0**	**6**	**19**	**0**	**0**	**0**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**

PM Peak Hour

PM 2024 EXISTING TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Adjusted Turning Movement Counts[1]	0	0	18	0	0	0	17	0	0	0	0	0	0	0	0	0
PM Volume Balancing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 2024 EXISTING TRAFFIC	**0**	**0**	**18**	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM 2029 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2029 NO-BUILD TRAFFIC GROWTH	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0

PM 2034 NO-BUILD TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Annual Growth Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PM 2034 NO-BUILD TRAFFIC GROWTH	0	0	9	0	0	0	8	0	0	0	0	0	0	0	0	0
PM 2029 NO-BUILD TRAFFIC	**0**	**0**	**22**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
PM 2034 NO-BUILD TRAFFIC	**0**	**0**	**27**	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"SITE TRAFFIC DISTRUBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering		**25%**														
	Exiting																**25%**

"PM PROJECT TRIPS"

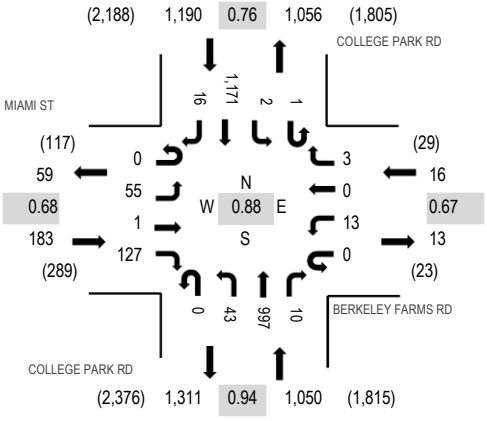
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trip	Net New	0	**20**	0	0	0	0	0	0	0	0	0	0	0	0	0	**12**
PM TOTAL PROJECT TRIPS		**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
PM 2029 BUILD-OUT TRAFFIC		**0**	**20**	**22**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
PM 2034 BUILD-OUT TRAFFIC		**0**	**20**	**27**	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**

Appendix D – Turning Movement Count Data

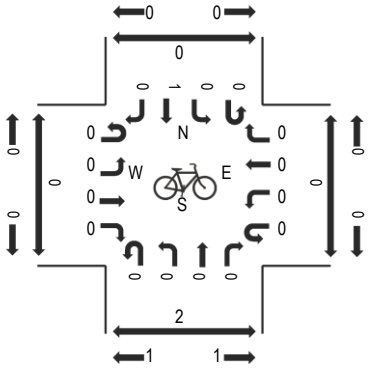
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 COLLEGE PARK RD & BERKELEY FARMS RD AM
Date: Tuesday, May 7, 2024
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

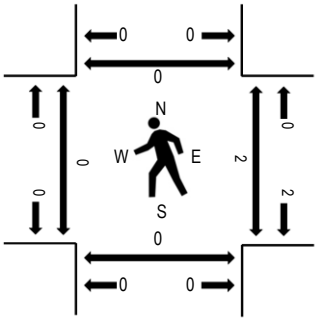
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	MIAMI ST Eastbound				BERKELEY FARMS RD Westbound				COLLEGE PARK RD Northbound				COLLEGE PARK RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	15	0	52	0	4	0	2	0	8	219	1	0	1	387	3	692	2,439	0	0	0	0
7:15 AM	0	12	1	20	0	2	0	0	0	15	262	3	0	0	285	5	605	2,219	0	0	0	0
7:30 AM	0	14	0	27	0	2	0	1	0	9	251	2	1	0	243	4	554	2,082	0	0	0	0
7:45 AM	0	14	0	28	0	5	0	0	0	11	265	4	0	1	256	4	588	1,999	0	2	0	0
8:00 AM	0	11	0	20	0	4	0	2	0	15	196	2	0	1	214	7	472	1,882	0	0	0	0
8:15 AM	1	6	0	15	0	0	0	0	0	9	189	2	0	1	243	2	468		0	1	0	0
8:30 AM	0	4	0	22	0	1	0	0	0	9	157	1	0	0	271	6	471		0	0	0	0
8:45 AM	0	6	0	21	0	6	0	0	0	4	178	3	0	0	248	5	471		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	6
Lights	0	54	1	125	0	13	0	3	0	43	952	10	1	2	1,144	15	2,363
Mediums	0	1	0	2	0	0	0	0	0	0	42	0	0	0	24	1	70
Total	0	55	1	127	0	13	0	3	0	43	997	10	1	2	1,171	16	2,439

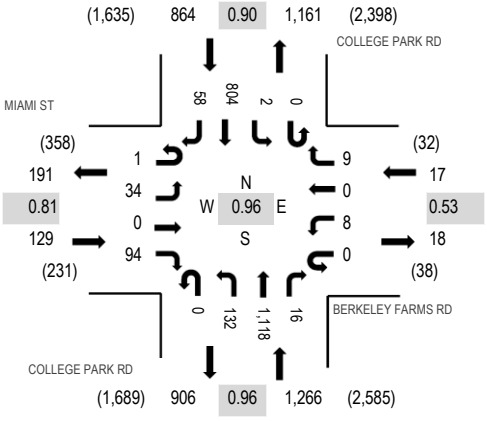
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.0%				0.3%				0.3%			0.2%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%	0.0%	0.2%
Peak Hour Factor		0.68				0.67				0.94				0.76			0.88
Peak Hour Factor	0.25	0.92	0.25	0.61	0.00	0.65	0.00	0.38	0.00	0.83	0.94	0.69	0.25	0.75	0.76	0.71	0.88

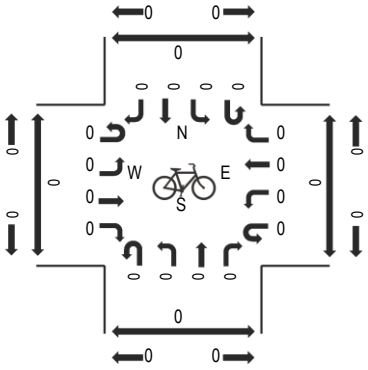
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 COLLEGE PARK RD & BERKELEY FARMS RD PM
Date: Tuesday, May 7, 2024
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:30 PM - 05:45 PM

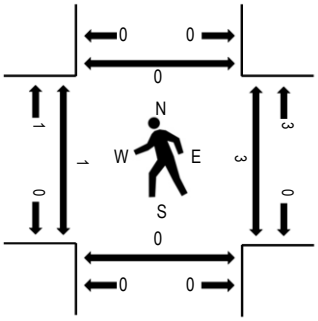
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	MIAMI ST Eastbound				BERKELEY FARMS RD Westbound				COLLEGE PARK RD Northbound				COLLEGE PARK RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	5	0	12	0	2	0	2	0	26	279	3	0	1	192	15	537	2,220	0	0	2	0
4:15 PM	1	7	0	21	0	3	0	4	0	28	318	2	0	3	166	12	565	2,256	0	0	0	0
4:30 PM	0	9	1	13	0	0	0	1	0	37	312	4	0	1	165	9	552	2,235	0	1	0	0
4:45 PM	1	13	0	19	0	2	0	1	0	36	276	6	0	1	198	13	566	2,276	1	1	0	0
5:00 PM	0	9	0	16	0	3	0	7	0	29	304	4	0	0	191	10	573	2,263	0	0	0	0
5:15 PM	0	8	0	23	0	2	0	1	0	33	262	5	0	0	197	13	544		0	2	0	0
5:30 PM	0	4	0	36	0	1	0	0	0	34	276	1	0	1	218	22	593		0	0	0	0
5:45 PM	0	16	0	17	0	2	0	1	0	23	283	4	0	1	190	16	553		0	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Lights	1	34	0	93	0	8	0	9	0	132	1,105	16	0	2	793	58	2,251
Mediums	0	0	0	1	0	0	0	0	0	0	12	0	0	0	11	0	24
Total	1	34	0	94	0	8	0	9	0	132	1,118	16	0	2	804	58	2,276

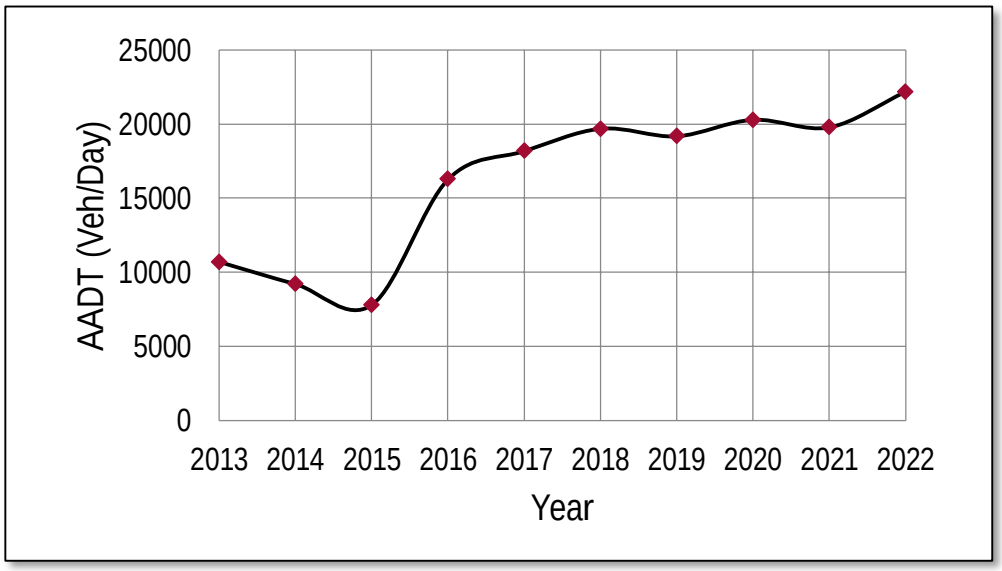
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.0%				0.1%				0.0%			0.0%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor		0.81				0.53				0.96				0.90			0.96
Peak Hour Factor	0.50	0.75	0.25	0.65	0.00	0.67	0.00	0.46	0.00	0.91	0.95	0.79	0.00	0.50	0.92	0.69	0.96

Appendix E – Growth Rate Calculations

Index 1
Station ID 08-0281
Location S-62 : US 17 ALT (N MAIN ST) TO S- 1093 (CROWFIELD BLVD)

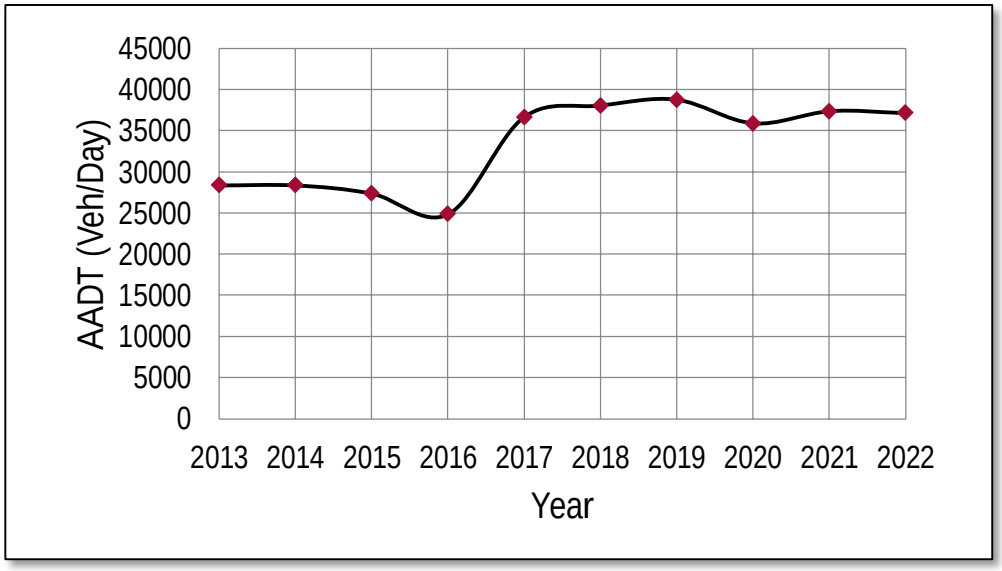
Year	AADT
2013	10700
2014	9200
2015	7800
2016	16300
2017	18200
2018	19700
2019	19200
2020	20300
2021	19800
2022	22200



Short-Term Growth for Station 08-0281 is 4.1% per year.
Long-Term Growth for Station 08-0281 is 8.4% per year.

Index 2
Station ID 08-0282
Location S-62 : S- 1093 (CROWFIELD BLVD) TO County Line - CHARLESTON

Year	AADT
2013	28400
2014	28400
2015	27400
2016	24900
2017	36700
2018	38100
2019	38800
2020	35900
2021	37400
2022	37200



Short-Term Growth for Station 08-0282 is 0.3% per year.
Long-Term Growth for Station 08-0282 is 3.0% per year.

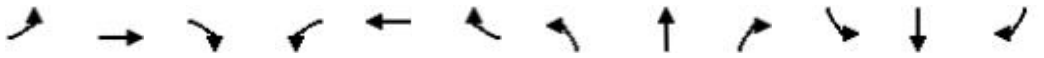
Appendix F – Capacity Analysis Worksheets

2024 EXISTING CONDITIONS



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	208	18	49	1144	2	1349
v/c Ratio	0.61	0.06	0.35	0.60	0.01	0.71
Control Delay (s/veh)	23.6	0.3	15.5	9.9	6.0	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	23.6	0.3	15.5	9.9	6.0	11.7
Queue Length 50th (ft)	41	0	8	111	0	143
Queue Length 95th (ft)	108	1	31	168	3	216
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	414	384	174	2322	242	2320
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.50	0.05	0.28	0.49	0.01	0.58

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	1	127	13	0	3	43	997	10	2	1171	16
Future Volume (veh/h)	55	1	127	13	0	3	43	997	10	2	1171	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	62	1	144	15	0	3	49	1133	11	2	1331	18
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	145	19	177	287	11	35	274	2131	21	331	2121	29
Arrive On Green	0.16	0.16	0.16	0.16	0.00	0.16	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	361	114	1084	1008	68	215	404	3606	35	492	3590	49
Grp Volume(v), veh/h	207	0	0	18	0	0	49	558	586	2	659	690
Grp Sat Flow(s),veh/h/ln	1559	0	0	1291	0	0	404	1777	1864	492	1777	1862
Q Serve(g_s), s	5.0	0.0	0.0	0.0	0.0	0.0	4.9	10.1	10.1	0.1	13.0	13.1
Cycle Q Clear(g_c), s	6.9	0.0	0.0	0.5	0.0	0.0	17.9	10.1	10.1	10.3	13.0	13.1
Prop In Lane	0.30		0.70	0.83		0.17	1.00		0.02	1.00		0.03
Lane Grp Cap(c), veh/h	341	0	0	333	0	0	274	1050	1101	331	1050	1100
V/C Ratio(X)	0.61	0.00	0.00	0.05	0.00	0.00	0.18	0.53	0.53	0.01	0.63	0.63
Avail Cap(c_a), veh/h	459	0	0	432	0	0	287	1107	1161	347	1107	1159
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.8	0.0	0.0	19.1	0.0	0.0	13.0	6.6	6.6	9.7	7.2	7.2
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.1	0.0	0.0	0.3	0.4	0.4	0.0	1.0	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	0.0	0.0	0.2	0.0	0.0	0.4	2.2	2.3	0.0	3.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.5	0.0	0.0	19.2	0.0	0.0	13.3	7.0	7.0	9.7	8.2	8.2
LnGrp LOS	C			B			B	A	A	A	A	A
Approach Vol, veh/h		207			18			1193			1351	
Approach Delay, s/veh		23.5			19.2			7.3			8.2	
Approach LOS		C			B			A			A	

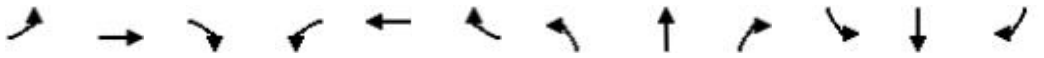
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		38.3		15.8		38.3		15.8				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		33.7		13.0		33.7		13.0				
Max Q Clear Time (g_c+I1), s		15.1		2.5		19.9		8.9				
Green Ext Time (p_c), s		16.9		0.0		12.1		0.3				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			9.0									
HCM 6th LOS			A									



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	133	17	138	1182	2	898
v/c Ratio	0.37	0.06	0.38	0.53	0.01	0.40
Control Delay (s/veh)	11.5	0.4	10.1	7.4	4.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.5	0.4	10.1	7.4	4.5	6.2
Queue Length 50th (ft)	7	0	19	98	0	65
Queue Length 95th (ft)	52	1	52	141	2	94
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	355	294	498	3048	328	3027
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.37	0.06	0.28	0.39	0.01	0.30

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	0	94	8	0	9	132	1118	16	2	804	58
Future Volume (veh/h)	34	0	94	8	0	9	132	1118	16	2	804	58
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	35	0	98	8	0	9	138	1165	17	2	838	60
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	118	16	149	165	29	112	446	2274	33	346	2133	153
Arrive On Green	0.13	0.00	0.13	0.13	0.00	0.13	0.63	0.63	0.63	0.63	0.63	0.63
Sat Flow, veh/h	291	121	1154	549	225	871	620	3585	52	474	3363	241
Grp Volume(v), veh/h	133	0	0	17	0	0	138	577	605	2	443	455
Grp Sat Flow(s),veh/h/ln	1567	0	0	1644	0	0	620	1777	1861	474	1777	1827
Q Serve(g_s), s	2.5	0.0	0.0	0.0	0.0	0.0	7.8	9.9	9.9	0.1	6.8	6.8
Cycle Q Clear(g_c), s	4.5	0.0	0.0	0.5	0.0	0.0	14.6	9.9	9.9	10.0	6.8	6.8
Prop In Lane	0.26		0.74	0.47		0.53	1.00		0.03	1.00		0.13
Lane Grp Cap(c), veh/h	283	0	0	306	0	0	446	1127	1180	346	1127	1159
V/C Ratio(X)	0.47	0.00	0.00	0.06	0.00	0.00	0.31	0.51	0.51	0.01	0.39	0.39
Avail Cap(c_a), veh/h	304	0	0	326	0	0	481	1225	1283	372	1225	1260
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.2	0.0	0.0	21.5	0.0	0.0	8.6	5.6	5.6	8.3	5.0	5.0
Incr Delay (d2), s/veh	1.2	0.0	0.0	0.1	0.0	0.0	0.4	0.4	0.3	0.0	0.2	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	0.0	0.2	0.0	0.0	0.8	1.9	2.0	0.0	1.3	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.4	0.0	0.0	21.6	0.0	0.0	9.0	5.9	5.9	8.3	5.2	5.2
LnGrp LOS	C			C			A	A	A	A	A	A
Approach Vol, veh/h		133			17			1320			900	
Approach Delay, s/veh		24.4			21.6			6.2			5.2	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		41.9		14.2		41.9		14.2				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		38.7		8.0		38.7		8.0				
Max Q Clear Time (g_c+I1), s		12.0		2.5		16.6		6.5				
Green Ext Time (p_c), s		17.6		0.0		19.0		0.1				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			7.0									
HCM 6th LOS			A									

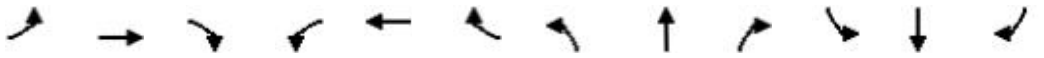
2029 NO-BUILD CONDITIONS



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	247	22	58	1361	2	1604
v/c Ratio	0.74	0.07	0.44	0.70	0.01	0.82
Control Delay (s/veh)	35.6	1.7	20.4	11.6	6.5	15.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	35.6	1.7	20.4	11.6	6.5	15.0
Queue Length 50th (ft)	75	0	11	164	0	217
Queue Length 95th (ft)	#173	4	#50	228	3	305
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	372	338	147	2158	152	2156
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.66	0.07	0.39	0.63	0.01	0.74

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	67	1	155	16	0	4	52	1213	12	2	1425	19
Future Volume (veh/h)	67	1	155	16	0	4	52	1213	12	2	1425	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	1	172	18	0	4	58	1348	13	2	1583	21
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	150	20	204	279	11	39	204	2098	20	257	2089	28
Arrive On Green	0.19	0.19	0.19	0.19	0.00	0.19	0.58	0.58	0.58	0.58	0.58	0.58
Sat Flow, veh/h	367	106	1084	881	61	209	317	3606	35	400	3591	48
Grp Volume(v), veh/h	247	0	0	22	0	0	58	664	697	2	783	821
Grp Sat Flow(s),veh/h/ln	1556	0	0	1151	0	0	317	1777	1864	400	1777	1862
Q Serve(g_s), s	6.6	0.0	0.0	0.0	0.0	0.0	9.7	14.4	14.4	0.2	19.0	19.1
Cycle Q Clear(g_c), s	8.8	0.0	0.0	0.7	0.0	0.0	28.8	14.4	14.4	14.6	19.0	19.1
Prop In Lane	0.30		0.70	0.82		0.18	1.00		0.02	1.00		0.03
Lane Grp Cap(c), veh/h	373	0	0	330	0	0	204	1034	1085	257	1034	1083
V/C Ratio(X)	0.66	0.00	0.00	0.07	0.00	0.00	0.28	0.64	0.64	0.01	0.76	0.76
Avail Cap(c_a), veh/h	430	0	0	377	0	0	205	1037	1088	258	1037	1086
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	0.0	19.3	0.0	0.0	19.8	8.1	8.1	12.9	9.0	9.0
Incr Delay (d2), s/veh	3.1	0.0	0.0	0.1	0.0	0.0	0.8	1.4	1.3	0.0	3.2	3.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	0.0	0.0	0.2	0.0	0.0	0.6	3.7	3.9	0.0	5.3	5.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.6	0.0	0.0	19.4	0.0	0.0	20.6	9.4	9.4	13.0	12.3	12.2
LnGrp LOS	C			B			C	A	A	B	B	B
Approach Vol, veh/h		247			22			1419			1606	
Approach Delay, s/veh		25.6			19.4			9.8			12.2	
Approach LOS		C			B			A			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		39.9		17.9		39.9		17.9				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		33.7		13.0		33.7		13.0				
Max Q Clear Time (g_c+I1), s		21.1		2.7		30.8		10.8				
Green Ext Time (p_c), s		12.2		0.0		2.8		0.2				

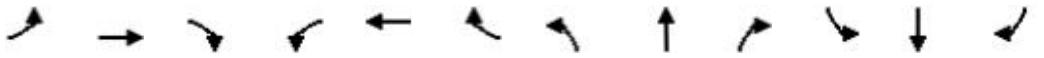
Intersection Summary												
HCM 6th Ctrl Delay, s/veh			12.2									
HCM 6th LOS			B									



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	163	23	169	1452	2	1104
v/c Ratio	0.47	0.08	0.57	0.61	0.01	0.46
Control Delay (s/veh)	13.9	2.4	17.2	7.7	4.0	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.9	2.4	17.2	7.7	4.0	6.1
Queue Length 50th (ft)	11	0	29	137	0	87
Queue Length 95th (ft)	62	5	#125	192	2	123
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	350	295	344	2779	200	2761
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.08	0.49	0.52	0.01	0.40

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	0	114	10	0	11	161	1360	19	2	978	71
Future Volume (veh/h)	41	0	114	10	0	11	161	1360	19	2	978	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	0	120	11	0	12	169	1432	20	2	1029	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	117	13	148	167	28	114	372	2318	32	272	2170	158
Arrive On Green	0.13	0.00	0.13	0.13	0.00	0.13	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	308	104	1149	594	214	882	511	3588	50	366	3358	245
Grp Volume(v), veh/h	163	0	0	23	0	0	169	709	743	2	544	560
Grp Sat Flow(s),veh/h/ln	1561	0	0	1691	0	0	511	1777	1861	366	1777	1826
Q Serve(g_s), s	4.2	0.0	0.0	0.0	0.0	0.0	14.9	13.9	13.9	0.2	9.2	9.2
Cycle Q Clear(g_c), s	6.0	0.0	0.0	0.7	0.0	0.0	24.2	13.9	13.9	14.1	9.2	9.2
Prop In Lane	0.26		0.74	0.48		0.52	1.00		0.03	1.00		0.13
Lane Grp Cap(c), veh/h	278	0	0	308	0	0	372	1148	1203	272	1148	1180
V/C Ratio(X)	0.59	0.00	0.00	0.07	0.00	0.00	0.45	0.62	0.62	0.01	0.47	0.47
Avail Cap(c_a), veh/h	288	0	0	317	0	0	376	1163	1219	275	1163	1196
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.0	0.0	0.0	22.7	0.0	0.0	11.5	6.2	6.2	10.3	5.3	5.3
Incr Delay (d2), s/veh	2.9	0.0	0.0	0.1	0.0	0.0	0.9	1.0	0.9	0.0	0.3	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	0.3	0.0	0.0	1.3	3.0	3.1	0.0	1.9	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	27.9	0.0	0.0	22.8	0.0	0.0	12.4	7.1	7.1	10.3	5.6	5.6
LnGrp LOS	C			C			B	A	A	B	A	A
Approach Vol, veh/h		163			23			1621			1106	
Approach Delay, s/veh		27.9			22.8			7.7			5.6	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.5		14.6		44.5		14.6				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		38.7		8.0		38.7		8.0				
Max Q Clear Time (g_c+I1), s		16.1		2.7		26.2		8.0				
Green Ext Time (p_c), s		18.1		0.0		12.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			8.1									
HCM 6th LOS			A									

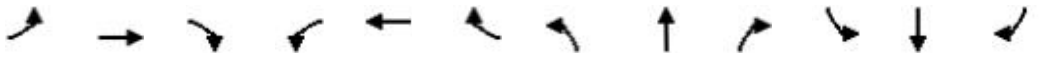
2034 NO-BUILD CONDITIONS



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	300	25	71	1657	3	1953
v/c Ratio	0.90	0.09	0.57	0.83	0.02	0.98
Control Delay (s/veh)	56.2	2.5	32.6	15.9	6.7	31.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	56.2	2.5	32.6	15.9	6.7	31.5
Queue Length 50th (ft)	103	0	15	231	0	323
Queue Length 95th (ft)	#236	6	#76	325	4	#524
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	333	290	124	1986	124	1986
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.09	0.57	0.83	0.02	0.98

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	81	1	188	19	0	4	64	1476	15	3	1733	24
Future Volume (veh/h)	81	1	188	19	0	4	64	1476	15	3	1733	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	90	1	209	21	0	4	71	1640	17	3	1926	27
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	160	20	234	283	10	35	132	2024	21	179	2015	28
Arrive On Green	0.22	0.22	0.22	0.22	0.00	0.22	0.56	0.56	0.56	0.56	0.56	0.56
Sat Flow, veh/h	378	93	1082	795	45	160	225	3603	37	301	3588	50
Grp Volume(v), veh/h	300	0	0	25	0	0	71	808	849	3	951	1002
Grp Sat Flow(s),veh/h/ln	1553	0	0	999	0	0	225	1777	1864	301	1777	1861
Q Serve(g_s), s	8.9	0.0	0.0	0.0	0.0	0.0	3.1	21.9	22.0	0.5	30.3	30.6
Cycle Q Clear(g_c), s	11.2	0.0	0.0	0.9	0.0	0.0	33.7	21.9	22.0	22.5	30.3	30.6
Prop In Lane	0.30		0.70	0.84		0.16	1.00		0.02	1.00		0.03
Lane Grp Cap(c), veh/h	414	0	0	327	0	0	132	998	1047	179	998	1045
V/C Ratio(X)	0.72	0.00	0.00	0.08	0.00	0.00	0.54	0.81	0.81	0.02	0.95	0.96
Avail Cap(c_a), veh/h	414	0	0	327	0	0	132	998	1047	179	998	1045
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.7	0.0	0.0	18.7	0.0	0.0	29.8	10.6	10.6	19.6	12.4	12.5
Incr Delay (d2), s/veh	6.1	0.0	0.0	0.1	0.0	0.0	4.4	5.1	4.9	0.0	18.3	18.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	0.0	0.0	0.3	0.0	0.0	1.1	6.9	7.3	0.0	12.7	13.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	28.9	0.0	0.0	18.8	0.0	0.0	34.1	15.7	15.5	19.7	30.7	31.0
LnGrp LOS	C			B			C	B	B	B	C	C
Approach Vol, veh/h		300			25			1728			1956	
Approach Delay, s/veh		28.9			18.8			16.3			30.8	
Approach LOS		C			B			B			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		40.0		20.0		40.0		20.0				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		33.7		13.0		33.7		13.0				
Max Q Clear Time (g_c+I1), s		32.6		2.9		35.7		13.2				
Green Ext Time (p_c), s		1.1		0.0		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			24.4									
HCM 6th LOS			C									

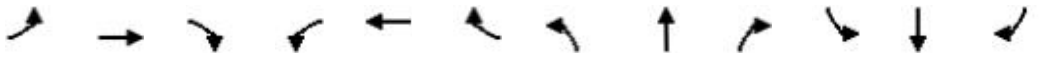


Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	199	27	205	1767	3	1344
v/c Ratio	0.75	0.13	1.01	0.76	0.03	0.58
Control Delay (s/veh)	35.4	3.9	85.0	10.1	4.7	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	35.4	3.9	85.0	10.1	4.7	7.1
Queue Length 50th (ft)	41	0	~71	197	0	118
Queue Length 95th (ft)	#132	8	#123	280	3	167
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	264	216	203	2329	118	2317
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.13	1.01	0.76	0.03	0.58

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	0	139	12	0	13	195	1655	24	3	1190	86
Future Volume (veh/h)	50	0	139	12	0	13	195	1655	24	3	1190	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	0	146	13	0	14	205	1742	25	3	1253	91
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	119	12	152	163	27	109	296	2313	33	203	2167	157
Arrive On Green	0.13	0.00	0.13	0.13	0.00	0.13	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	326	89	1141	554	206	818	406	3587	51	270	3360	244
Grp Volume(v), veh/h	199	0	0	27	0	0	205	862	905	3	662	682
Grp Sat Flow(s),veh/h/ln	1555	0	0	1578	0	0	406	1777	1861	270	1777	1827
Q Serve(g_s), s	6.0	0.0	0.0	0.0	0.0	0.0	26.0	20.1	20.2	0.5	12.6	12.7
Cycle Q Clear(g_c), s	7.6	0.0	0.0	0.8	0.0	0.0	38.7	20.1	20.2	20.6	12.6	12.7
Prop In Lane	0.27		0.73	0.48		0.52	1.00		0.03	1.00		0.13
Lane Grp Cap(c), veh/h	283	0	0	299	0	0	296	1146	1200	203	1146	1178
V/C Ratio(X)	0.70	0.00	0.00	0.09	0.00	0.00	0.69	0.75	0.75	0.01	0.58	0.58
Avail Cap(c_a), veh/h	283	0	0	299	0	0	296	1146	1200	203	1146	1178
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.8	0.0	0.0	22.9	0.0	0.0	18.8	7.3	7.4	14.5	6.0	6.0
Incr Delay (d2), s/veh	7.6	0.0	0.0	0.1	0.0	0.0	6.8	2.8	2.8	0.0	0.7	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	0.0	0.0	0.3	0.0	0.0	3.0	4.8	5.0	0.0	2.7	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.3	0.0	0.0	23.0	0.0	0.0	25.6	10.2	10.1	14.5	6.7	6.7
LnGrp LOS	C			C			C	B	B	B	A	A
Approach Vol, veh/h		199			27			1972			1347	
Approach Delay, s/veh		33.3			23.0			11.8			6.8	
Approach LOS		C			C			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		45.0		15.0		45.0		15.0				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		38.7		8.0		38.7		8.0				
Max Q Clear Time (g_c+I1), s		22.6		2.8		40.7		9.6				
Green Ext Time (p_c), s		14.7		0.0		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			11.2									
HCM 6th LOS			B									

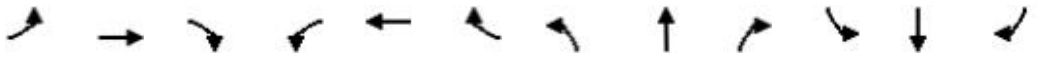
2029 BUILD CONDITIONS



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	247	106	58	1379	11	1604
v/c Ratio	0.76	0.35	0.44	0.71	0.08	0.83
Control Delay (s/veh)	37.2	14.3	20.2	11.9	7.9	15.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.2	14.3	20.2	11.9	7.9	15.2
Queue Length 50th (ft)	75	14	11	166	2	217
Queue Length 95th (ft)	#177	50	#49	233	8	305
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	360	328	149	2158	149	2159
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.69	0.32	0.39	0.64	0.07	0.74

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	67	1	155	65	0	31	52	1213	28	10	1425	19
Future Volume (veh/h)	67	1	155	65	0	31	52	1213	28	10	1425	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	1	172	72	0	34	58	1348	31	11	1583	21
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	152	19	206	249	20	77	206	2075	48	255	2099	28
Arrive On Green	0.18	0.18	0.18	0.18	0.00	0.18	0.58	0.58	0.58	0.58	0.58	0.58
Sat Flow, veh/h	382	104	1116	779	107	418	317	3551	82	393	3591	48
Grp Volume(v), veh/h	247	0	0	106	0	0	58	674	705	11	783	821
Grp Sat Flow(s),veh/h/ln	1602	0	0	1304	0	0	317	1777	1856	393	1777	1862
Q Serve(g_s), s	4.5	0.0	0.0	0.0	0.0	0.0	9.6	14.6	14.6	1.1	18.8	18.9
Cycle Q Clear(g_c), s	8.4	0.0	0.0	3.9	0.0	0.0	28.5	14.6	14.6	15.7	18.8	18.9
Prop In Lane	0.30		0.70	0.68		0.32	1.00		0.04	1.00		0.03
Lane Grp Cap(c), veh/h	377	0	0	345	0	0	206	1038	1084	255	1038	1088
V/C Ratio(X)	0.66	0.00	0.00	0.31	0.00	0.00	0.28	0.65	0.65	0.04	0.75	0.76
Avail Cap(c_a), veh/h	440	0	0	400	0	0	207	1041	1088	256	1041	1091
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.4	0.0	0.0	20.6	0.0	0.0	19.5	8.0	8.0	13.3	8.9	8.9
Incr Delay (d2), s/veh	2.8	0.0	0.0	0.5	0.0	0.0	0.7	1.4	1.4	0.1	3.1	3.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	0.0	0.0	1.2	0.0	0.0	0.6	3.7	3.9	0.1	5.2	5.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.2	0.0	0.0	21.1	0.0	0.0	20.2	9.4	9.4	13.4	12.0	11.9
LnGrp LOS	C			C			C	A	A	B	B	B
Approach Vol, veh/h		247			106			1437			1615	
Approach Delay, s/veh		25.2			21.1			9.8			12.0	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		39.9		17.6		39.9		17.6				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		33.7		13.0		33.7		13.0				
Max Q Clear Time (g_c+I1), s		20.9		5.9		30.5		10.4				
Green Ext Time (p_c), s		12.4		0.2		3.1		0.2				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			12.3									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	30	6	0	65	0	19	0	0	0	0	11
Future Vol, veh/h	4	30	6	0	65	0	19	0	0	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	33	7	0	72	0	21	0	0	0	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	72	0	0	40	0	0	123	117	37	117	120	72
Stage 1	-	-	-	-	-	-	45	45	-	72	72	-
Stage 2	-	-	-	-	-	-	78	72	-	45	48	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1528	-	-	1570	-	-	852	773	1035	859	770	990
Stage 1	-	-	-	-	-	-	969	857	-	938	835	-
Stage 2	-	-	-	-	-	-	931	835	-	969	855	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1528	-	-	1570	-	-	839	771	1035	857	768	990
Mov Cap-2 Maneuver	-	-	-	-	-	-	839	771	-	857	768	-
Stage 1	-	-	-	-	-	-	966	854	-	935	835	-
Stage 2	-	-	-	-	-	-	920	835	-	966	852	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.7	0	9.4	8.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	839	1528	-	-	1570	-	-	990
HCM Lane V/C Ratio	0.025	0.003	-	-	-	-	-	0.012
HCM Control Delay (s/veh)	9.4	7.4	0	-	0	-	-	8.7
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q (veh)	0.1	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	22	8	0	38	27	0
Future Vol, veh/h	22	8	0	38	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	9	0	42	30	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	33	0	71	29
Stage 1	-	-	-	-	29	-
Stage 2	-	-	-	-	42	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1579	-	933	1046
Stage 1	-	-	-	-	994	-
Stage 2	-	-	-	-	980	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1579	-	933	1046
Mov Cap-2 Maneuver	-	-	-	-	933	-
Stage 1	-	-	-	-	994	-
Stage 2	-	-	-	-	980	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	933	-	-	1579	-
HCM Lane V/C Ratio	0.032	-	-	-	-
HCM Control Delay (s/veh)	9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	16	19	0	0	19
Future Vol, veh/h	6	16	19	0	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	18	21	0	0	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	21	0	-	0	53	21
Stage 1	-	-	-	-	21	-
Stage 2	-	-	-	-	32	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1595	-	-	-	955	1056
Stage 1	-	-	-	-	1002	-
Stage 2	-	-	-	-	991	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1595	-	-	-	951	1056
Mov Cap-2 Maneuver	-	-	-	-	951	-
Stage 1	-	-	-	-	998	-
Stage 2	-	-	-	-	991	-

Approach	EB	WB	SB
HCM Control Delay, s/v	2	0	8.5
HCM LOS			A

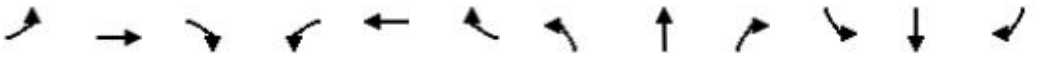
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1595	-	-	-	1056
HCM Lane V/C Ratio	0.004	-	-	-	0.02
HCM Control Delay (s/veh)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q (veh)	0	-	-	-	0.1



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	163	71	169	1508	32	1104
v/c Ratio	0.48	0.25	0.56	0.63	0.20	0.46
Control Delay (s/veh)	14.3	11.8	16.6	7.8	8.3	6.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.3	11.8	16.6	7.8	8.3	6.0
Queue Length 50th (ft)	12	3	29	145	4	87
Queue Length 95th (ft)	63	34	#125	204	17	123
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	342	288	339	2717	181	2713
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.48	0.25	0.50	0.56	0.18	0.41

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	0	114	41	0	27	161	1360	72	30	978	71
Future Volume (veh/h)	41	0	114	41	0	27	161	1360	72	30	978	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	0	120	43	0	28	169	1432	76	32	1029	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	117	14	152	202	23	83	370	2212	117	256	2164	158
Arrive On Green	0.13	0.00	0.13	0.13	0.00	0.13	0.64	0.64	0.64	0.64	0.64	0.64
Sat Flow, veh/h	308	107	1156	792	171	627	511	3433	182	347	3358	245
Grp Volume(v), veh/h	163	0	0	71	0	0	169	739	769	32	544	560
Grp Sat Flow(s),veh/h/ln	1570	0	0	1590	0	0	511	1777	1838	347	1777	1826
Q Serve(g_s), s	3.7	0.0	0.0	0.0	0.0	0.0	15.1	15.1	15.2	3.7	9.3	9.3
Cycle Q Clear(g_c), s	5.9	0.0	0.0	2.3	0.0	0.0	24.4	15.1	15.2	18.9	9.3	9.3
Prop In Lane	0.26		0.74	0.61		0.39	1.00		0.10	1.00		0.13
Lane Grp Cap(c), veh/h	284	0	0	307	0	0	370	1145	1184	256	1145	1177
V/C Ratio(X)	0.57	0.00	0.00	0.23	0.00	0.00	0.46	0.65	0.65	0.12	0.48	0.48
Avail Cap(c_a), veh/h	288	0	0	311	0	0	373	1157	1197	259	1157	1189
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.9	0.0	0.0	23.4	0.0	0.0	11.7	6.4	6.5	12.2	5.4	5.4
Incr Delay (d2), s/veh	2.7	0.0	0.0	0.4	0.0	0.0	0.9	1.2	1.2	0.2	0.3	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	0.9	0.0	0.0	1.3	3.3	3.5	0.2	1.9	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	27.6	0.0	0.0	23.7	0.0	0.0	12.6	7.7	7.7	12.4	5.7	5.7
LnGrp LOS	C			C			B	A	A	B	A	A
Approach Vol, veh/h		163			71			1677			1136	
Approach Delay, s/veh		27.6			23.7			8.2			5.9	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.6		14.8		44.6		14.8				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		38.7		8.0		38.7		8.0				
Max Q Clear Time (g_c+I1), s		20.9		4.3		26.4		7.9				
Green Ext Time (p_c), s		14.9		0.0		11.9		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			8.7									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	71	20	0	49	0	12	0	0	0	0	7
Future Vol, veh/h	12	71	20	0	49	0	12	0	0	0	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	75	21	0	52	0	13	0	0	0	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	52	0	0	96	0	0	168	164	86	164	174	52
Stage 1	-	-	-	-	-	-	112	112	-	52	52	-
Stage 2	-	-	-	-	-	-	56	52	-	112	122	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1554	-	-	1498	-	-	796	729	973	801	719	1016
Stage 1	-	-	-	-	-	-	893	803	-	961	852	-
Stage 2	-	-	-	-	-	-	956	852	-	893	795	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1554	-	-	1498	-	-	785	722	973	795	713	1016
Mov Cap-2 Maneuver	-	-	-	-	-	-	785	722	-	795	713	-
Stage 1	-	-	-	-	-	-	885	796	-	952	852	-
Stage 2	-	-	-	-	-	-	949	852	-	885	788	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.9	0	9.7	8.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	785	1554	-	-	1498	-	-	1016
HCM Lane V/C Ratio	0.016	0.008	-	-	-	-	-	0.007
HCM Control Delay (s/veh)	9.7	7.3	0	-	0	-	-	8.6
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q (veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	42	29	0	33	16	0
Future Vol, veh/h	42	29	0	33	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	31	0	35	17	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	75	0	95	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1524	-	905	1005
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	987	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1524	-	905	1005
Mov Cap-2 Maneuver	-	-	-	-	905	-
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	987	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	905	-	-	1524	-
HCM Lane V/C Ratio	0.019	-	-	-	-
HCM Control Delay (s/veh)	9.1	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	22	21	0	0	12
Future Vol, veh/h	20	22	21	0	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	23	22	0	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	22	0	-	0	87	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	65	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1593	-	-	-	914	1055
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	958	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1593	-	-	-	902	1055
Mov Cap-2 Maneuver	-	-	-	-	902	-
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	958	-

Approach	EB	WB	SB
HCM Control Delay, s/v	3.5	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1593	-	-	-	1055
HCM Lane V/C Ratio	0.013	-	-	-	0.012
HCM Control Delay (s/veh)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q (veh)	0	-	-	-	0

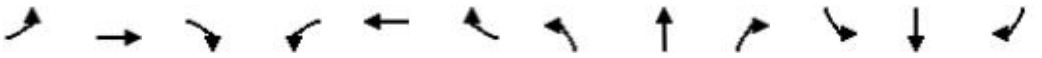
2034 BUILD CONDITIONS



Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	300	110	71	1674	12	1953
v/c Ratio	0.93	0.40	0.57	0.84	0.10	0.98
Control Delay (s/veh)	62.3	15.9	32.7	16.4	8.4	31.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	62.3	15.9	32.7	16.4	8.4	31.7
Queue Length 50th (ft)	104	15	15	235	2	323
Queue Length 95th (ft)	#241	54	#76	332	9	#524
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	322	274	124	1984	124	1985
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.93	0.40	0.57	0.84	0.10	0.98

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	81	1	188	68	0	31	64	1476	31	11	1733	24
Future Volume (veh/h)	81	1	188	68	0	31	64	1476	31	11	1733	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	90	1	209	76	0	34	71	1640	34	12	1926	27
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	162	19	238	254	18	76	134	2010	42	177	2026	28
Arrive On Green	0.21	0.21	0.21	0.21	0.00	0.21	0.56	0.56	0.56	0.56	0.56	0.56
Sat Flow, veh/h	395	92	1119	713	86	358	225	3560	74	296	3588	50
Grp Volume(v), veh/h	300	0	0	110	0	0	71	817	857	12	951	1002
Grp Sat Flow(s),veh/h/ln	1606	0	0	1158	0	0	225	1777	1857	296	1777	1861
Q Serve(g_s), s	6.0	0.0	0.0	0.0	0.0	0.0	3.4	22.1	22.3	2.0	30.0	30.3
Cycle Q Clear(g_c), s	10.7	0.0	0.0	4.7	0.0	0.0	33.7	22.1	22.3	24.3	30.0	30.3
Prop In Lane	0.30		0.70	0.69		0.31	1.00		0.04	1.00		0.03
Lane Grp Cap(c), veh/h	420	0	0	348	0	0	134	1003	1049	177	1003	1051
V/C Ratio(X)	0.71	0.00	0.00	0.32	0.00	0.00	0.53	0.81	0.82	0.07	0.95	0.95
Avail Cap(c_a), veh/h	428	0	0	355	0	0	134	1003	1049	177	1003	1051
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.5	0.0	0.0	20.2	0.0	0.0	29.5	10.5	10.5	20.3	12.2	12.2
Incr Delay (d2), s/veh	5.5	0.0	0.0	0.5	0.0	0.0	4.0	5.2	5.2	0.2	17.3	17.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	0.0	0.0	1.3	0.0	0.0	1.1	7.0	7.3	0.1	12.3	13.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	28.0	0.0	0.0	20.7	0.0	0.0	33.5	15.7	15.7	20.5	29.5	29.8
LnGrp LOS	C			C			C	B	B	C	C	C
Approach Vol, veh/h		300			110			1745			1965	
Approach Delay, s/veh		28.0			20.7			16.4			29.6	
Approach LOS		C			C			B			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		40.0		19.7		40.0		19.7				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		33.7		13.0		33.7		13.0				
Max Q Clear Time (g_c+I1), s		32.3		6.7		35.7		12.7				
Green Ext Time (p_c), s		1.4		0.2		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			23.7									
HCM 6th LOS			C									

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	33	6	0	70	0	19	0	0	0	0	11
Future Vol, veh/h	4	33	6	0	70	0	19	0	0	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	37	7	0	78	0	21	0	0	0	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	78	0	0	44	0	0	133	127	41	127	130	78
Stage 1	-	-	-	-	-	-	49	49	-	78	78	-
Stage 2	-	-	-	-	-	-	84	78	-	49	52	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1520	-	-	1564	-	-	839	764	1030	846	761	983
Stage 1	-	-	-	-	-	-	964	854	-	931	830	-
Stage 2	-	-	-	-	-	-	924	830	-	964	852	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1520	-	-	1564	-	-	826	762	1030	844	759	983
Mov Cap-2 Maneuver	-	-	-	-	-	-	826	762	-	844	759	-
Stage 1	-	-	-	-	-	-	961	851	-	928	830	-
Stage 2	-	-	-	-	-	-	913	830	-	961	849	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.7	0	9.5	8.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	826	1520	-	-	1564	-	-	983
HCM Lane V/C Ratio	0.026	0.003	-	-	-	-	-	0.012
HCM Control Delay (s/veh)	9.5	7.4	0	-	0	-	-	8.7
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q (veh)	0.1	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	25	8	0	43	27	0
Future Vol, veh/h	25	8	0	43	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	9	0	48	30	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	37	0	81	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	48	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1574	-	921	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	974	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1574	-	921	1041
Mov Cap-2 Maneuver	-	-	-	-	921	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	974	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	921	-	-	1574	-
HCM Lane V/C Ratio	0.033	-	-	-	-
HCM Control Delay (s/veh)	9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	19	24	0	0	19
Future Vol, veh/h	6	19	24	0	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	21	27	0	0	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	27	0	-	0	62	27
Stage 1	-	-	-	-	27	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1587	-	-	-	944	1048
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	987	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1587	-	-	-	940	1048
Mov Cap-2 Maneuver	-	-	-	-	940	-
Stage 1	-	-	-	-	992	-
Stage 2	-	-	-	-	987	-

Approach	EB	WB	SB
HCM Control Delay, s/v	1.7	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1587	-	-	-	1048
HCM Lane V/C Ratio	0.004	-	-	-	0.02
HCM Control Delay (s/veh)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q (veh)	0	-	-	-	0.1

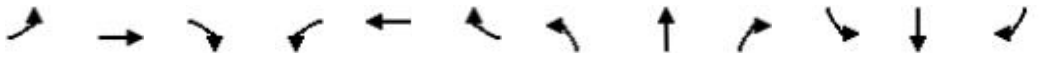


Lane Group	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	199	76	205	1823	33	1344
v/c Ratio	0.76	0.36	1.01	0.79	0.28	0.58
Control Delay (s/veh)	36.6	15.3	85.0	10.8	12.1	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	36.6	15.3	85.0	10.8	12.1	7.1
Queue Length 50th (ft)	41	5	~71	209	4	118
Queue Length 95th (ft)	#133	38	#123	299	22	167
Internal Link Dist (ft)	1052	556		656		853
Turn Bay Length (ft)			200		200	
Base Capacity (vph)	261	210	203	2322	118	2317
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.76	0.36	1.01	0.79	0.28	0.58

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	0	139	43	0	29	195	1655	77	31	1190	86
Future Volume (veh/h)	50	0	139	43	0	29	195	1655	77	31	1190	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	0	146	45	0	31	205	1742	81	33	1253	91
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	121	12	156	189	23	80	296	2231	103	192	2167	157
Arrive On Green	0.13	0.00	0.13	0.13	0.00	0.13	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	335	89	1167	700	173	601	406	3459	160	256	3360	244
Grp Volume(v), veh/h	199	0	0	76	0	0	205	890	933	33	662	682
Grp Sat Flow(s),veh/h/ln	1590	0	0	1474	0	0	406	1777	1842	256	1777	1827
Q Serve(g_s), s	4.8	0.0	0.0	0.0	0.0	0.0	26.0	21.4	21.9	6.4	12.6	12.7
Cycle Q Clear(g_c), s	7.4	0.0	0.0	2.6	0.0	0.0	38.7	21.4	21.9	28.3	12.6	12.7
Prop In Lane	0.27		0.73	0.59		0.41	1.00		0.09	1.00		0.13
Lane Grp Cap(c), veh/h	288	0	0	292	0	0	296	1146	1188	192	1146	1178
V/C Ratio(X)	0.69	0.00	0.00	0.26	0.00	0.00	0.69	0.78	0.79	0.17	0.58	0.58
Avail Cap(c_a), veh/h	288	0	0	292	0	0	296	1146	1188	192	1146	1178
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	0.0	0.0	23.6	0.0	0.0	18.8	7.6	7.7	17.8	6.0	6.0
Incr Delay (d2), s/veh	6.9	0.0	0.0	0.5	0.0	0.0	6.8	3.4	3.6	0.4	0.7	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.0	0.0	1.0	0.0	0.0	3.0	5.3	5.6	0.3	2.7	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	32.5	0.0	0.0	24.1	0.0	0.0	25.6	11.0	11.2	18.3	6.7	6.7
LnGrp LOS	C			C			C	B	B	B	A	A
Approach Vol, veh/h		199			76			2028			1377	
Approach Delay, s/veh		32.5			24.1			12.6			7.0	
Approach LOS		C			C			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		45.0		15.0		45.0		15.0				
Change Period (Y+Rc), s		6.3		7.0		6.3		7.0				
Max Green Setting (Gmax), s		38.7		8.0		38.7		8.0				
Max Q Clear Time (g_c+I1), s		30.3		4.6		40.7		9.4				
Green Ext Time (p_c), s		8.0		0.0		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			11.8									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	76	20	0	53	0	12	0	0	0	0	7
Future Vol, veh/h	12	76	20	0	53	0	12	0	0	0	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	80	21	0	56	0	13	0	0	0	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	56	0	0	101	0	0	177	173	91	173	183	56
Stage 1	-	-	-	-	-	-	117	117	-	56	56	-
Stage 2	-	-	-	-	-	-	60	56	-	117	127	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1549	-	-	1491	-	-	785	720	967	790	711	1011
Stage 1	-	-	-	-	-	-	888	799	-	956	848	-
Stage 2	-	-	-	-	-	-	951	848	-	888	791	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1549	-	-	1491	-	-	774	714	967	784	705	1011
Mov Cap-2 Maneuver	-	-	-	-	-	-	774	714	-	784	705	-
Stage 1	-	-	-	-	-	-	880	792	-	947	848	-
Stage 2	-	-	-	-	-	-	944	848	-	880	784	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.8	0	9.7	8.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	774	1549	-	-	1491	-	-	1011
HCM Lane V/C Ratio	0.016	0.008	-	-	-	-	-	0.007
HCM Control Delay (s/veh)	9.7	7.3	0	-	0	-	-	8.6
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q (veh)	0.1	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	47	29	0	37	16	0
Future Vol, veh/h	47	29	0	37	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	31	0	39	17	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	80	0	104	65
Stage 1	-	-	-	-	65	-
Stage 2	-	-	-	-	39	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1518	-	894	999
Stage 1	-	-	-	-	958	-
Stage 2	-	-	-	-	983	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1518	-	894	999
Mov Cap-2 Maneuver	-	-	-	-	894	-
Stage 1	-	-	-	-	958	-
Stage 2	-	-	-	-	983	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	894	-	-	1518	-
HCM Lane V/C Ratio	0.019	-	-	-	-
HCM Control Delay (s/veh)	9.1	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2.9

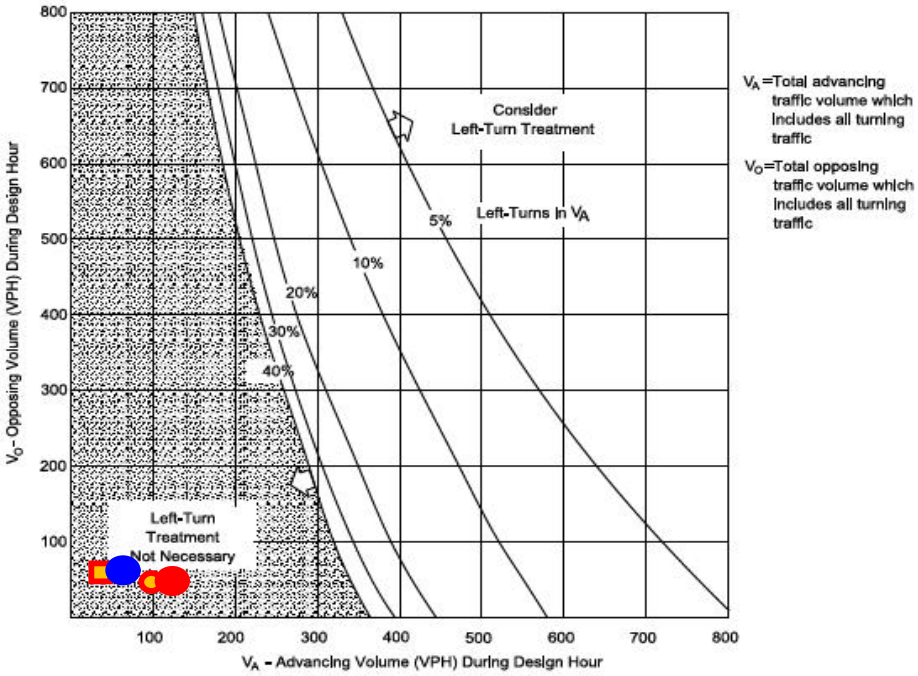
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	27	25	0	0	12
Future Vol, veh/h	20	27	25	0	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	28	26	0	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	26	0	-	0	96	26
Stage 1	-	-	-	-	26	-
Stage 2	-	-	-	-	70	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1588	-	-	-	903	1050
Stage 1	-	-	-	-	997	-
Stage 2	-	-	-	-	953	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1588	-	-	-	891	1050
Mov Cap-2 Maneuver	-	-	-	-	891	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	953	-

Approach	EB	WB	SB
HCM Control Delay, s/v	3.1	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1588	-	-	-	1050
HCM Lane V/C Ratio	0.013	-	-	-	0.012
HCM Control Delay (s/veh)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q (veh)	0	-	-	-	0

Appendix G – Turn Lane Warrant Analyses



Instructions:

1. *The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*

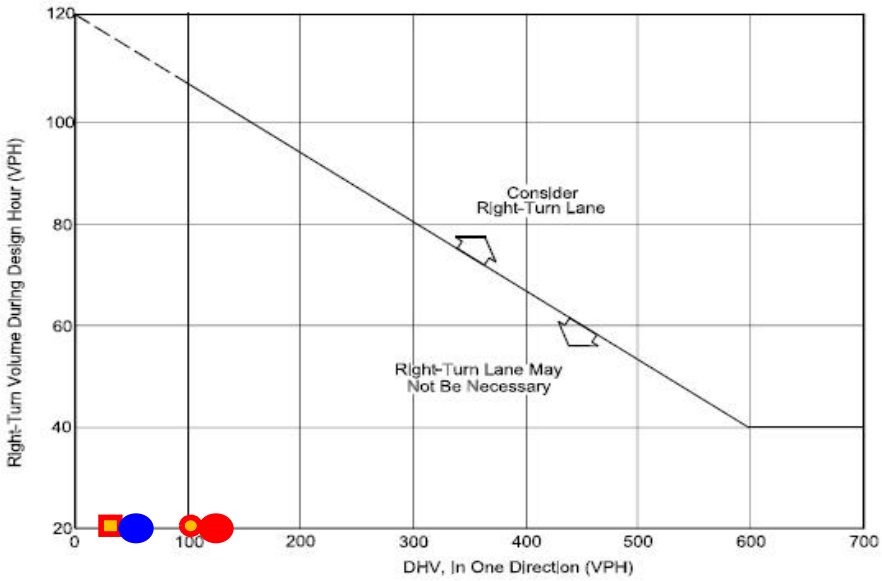
2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*

3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)
Figure 9.5-G

Berkeley Farms Road at Site Access #1

Eastbound	Left	Va	Vo	LTs	LT %
	2029 Build PM Peak Hour	103	49	12	11.7%
	2029 Build AM Peak Hour	40	65	4	10.0%
	2034 Build PM Peak Hour	108	53	12	11.1%
	2034 Build AM Peak Hour	43	70	4	9.3%



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 35 miles per hour
DHV = 250 vehicles per hour
Right Turns = 100 vehicles per hour

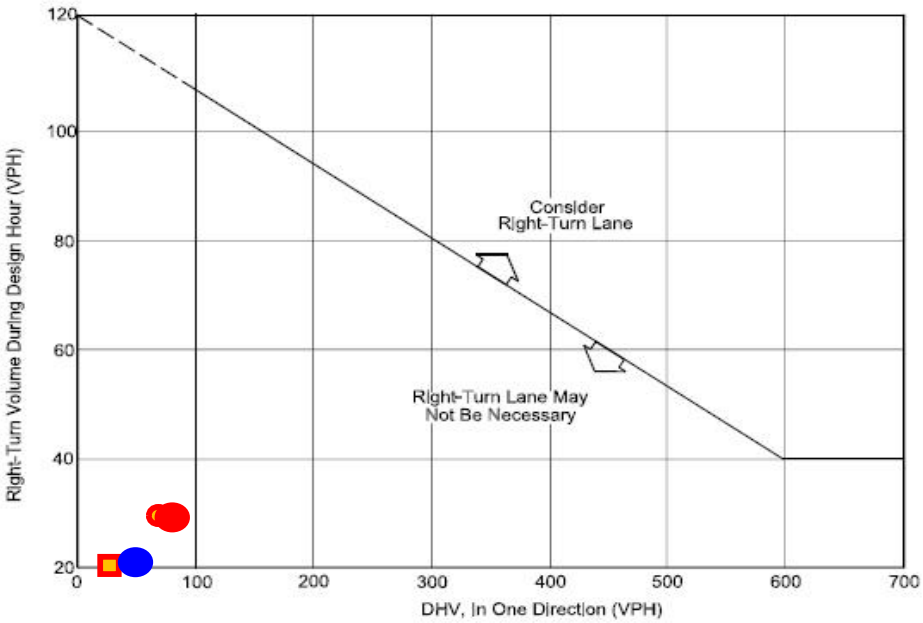
Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use 100 – 20 = 80 vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
Figure 9.5-A

Berkeley Farms Road at Site Access #1

Eastbound	Right	DHV	RTs
	2029 Build PM Peak Hour	103	20
	2029 Build AM Peak Hour	40	6
	2034 Build PM Peak Hour	108	20
	2034 Build AM Peak Hour	43	6



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 miles per hour
	DHV	=	250 vehicles per hour
	Right Turns	=	100 vehicles per hour

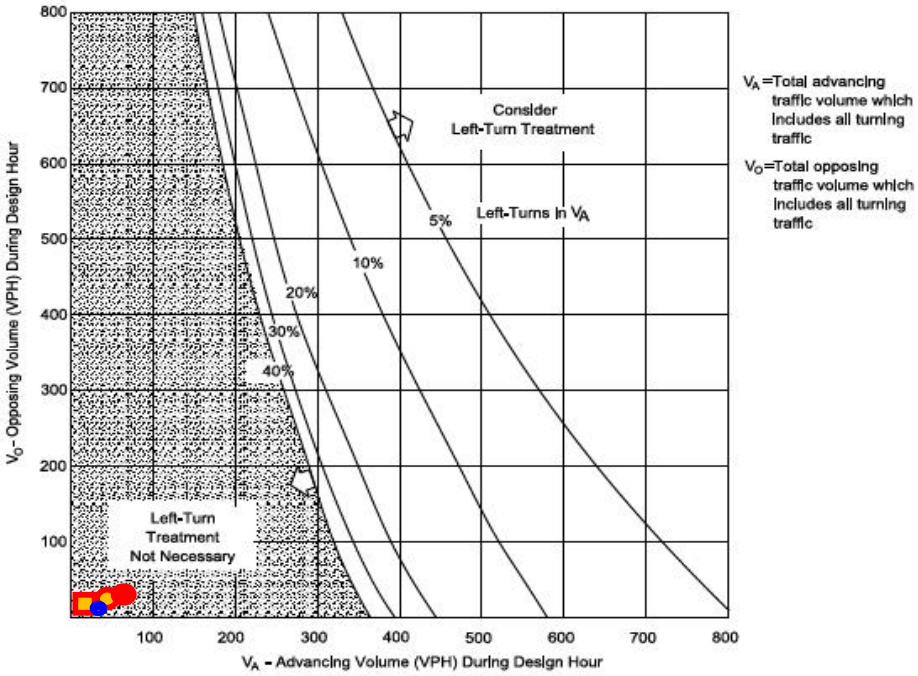
Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use 100 – 20 = 80 vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
Figure 9.5-A

Berkeley Farms Road at Site Access #2

Eastbound	Right	DHV	RTs
	2029 Build PM Peak Hour	71	29
	2029 Build AM Peak Hour	30	8
	2034 Build PM Peak Hour	76	29
	2034 Build AM Peak Hour	33	8



Instructions:

1. *The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*

2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*

3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)
Figure 9.5-G

Berkeley Farms Road at Site Access #3

Eastbound	Left	Va	Vo	LTs	LT %
	2029 Build PM Peak Hour	42	21	20	47.6%
	2029 Build AM Peak Hour	22	19	6	27.3%
	2034 Build PM Peak Hour	47	25	20	42.5%
	2034 Build AM Peak Hour	25	24	6	24%

CITY COUNCIL

August 11, 2026, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Zoning Map Amendment
Berkeley Farms Planned Development

Tax Map:	233-00-00-057, 233-00-00-081, 233-08-03-024, 233-08-03-018, 233-08-03-043, 233-08-03-035, 233-08-03-017, 233-08-03-020, 233-08-03-021, 233-08-03-054, 233-08-03-055, and 233-08-03-022
Proposal:	Rezone from Planned Development (PD) to Planned Development (PD) with an updated Planned Development document that incorporates increased boundaries without any other substantial changes
Applicant:	Kimley-Horn on behalf of the property owners 888 College Park Road, LLC Berkeley Farms Holdings LLC ETAL
Acreage:	+/- 36.27
Current Use:	Existing commercial uses, single-family detached dwellings, vacant
Proposed Use:	Planned Development
Land Use Classification:	Low-Density Residential
Current Zoning:	Planned Development (PD)
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

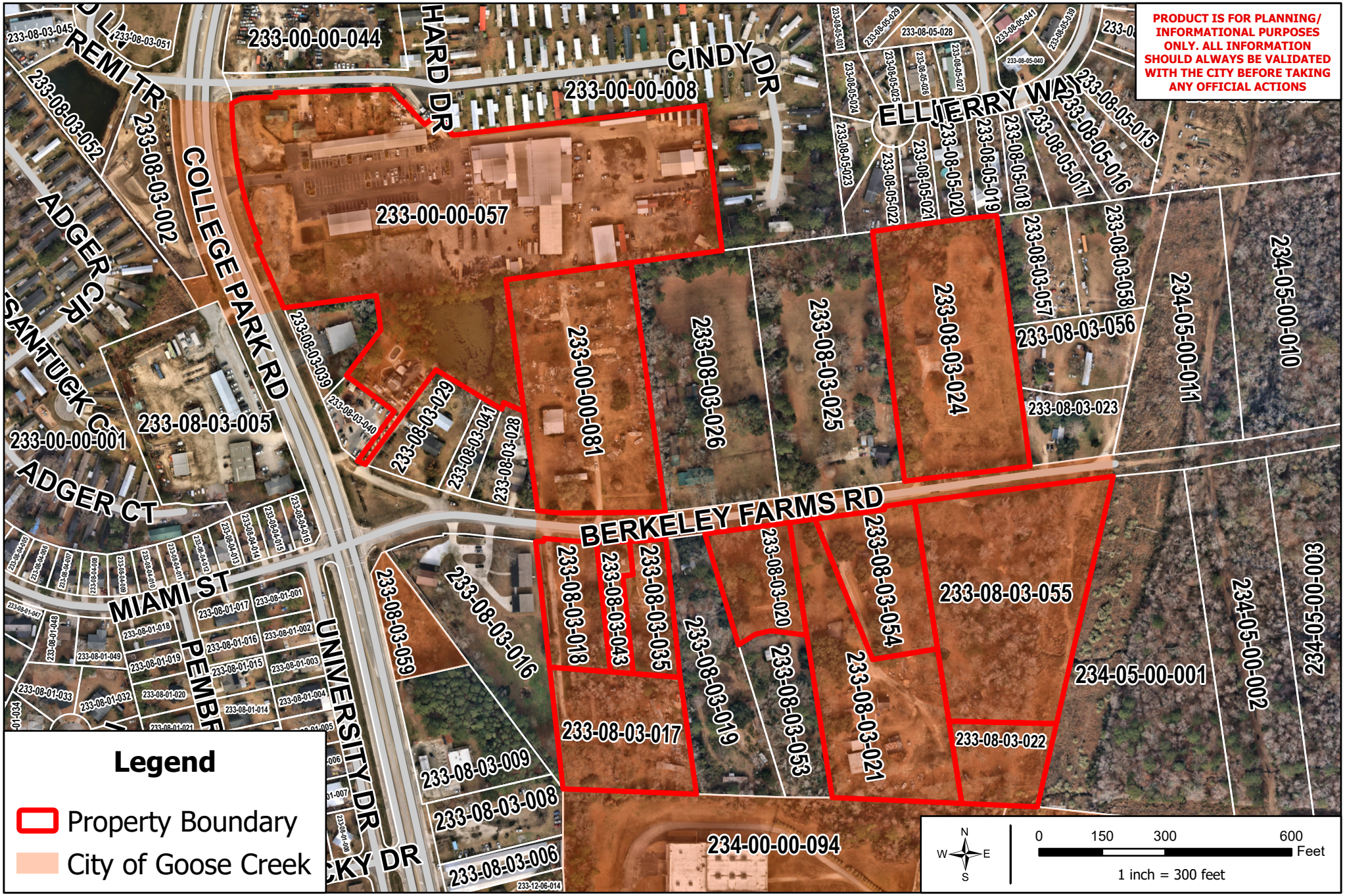
The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) designates the subject parcels as Low-Density Residential. The Comprehensive Plan (February 13, 2024) designates Low-Density Residential areas in both new and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities, services, and transportation networks.

ZONING DISTRICT SUMMARY

These twelve parcels are located along College Park Road and Berkeley Farms Road. All properties are currently part of the Berkeley Farms Planned Development that was previously approved in 2024. Vicinity zoning maps are provided in the packet.

STAFF RECOMMENDATION

Staff recommends approval of the request based on the current zoning of these parcels from the previously approved Planned Development document to the updated document with increased boundaries including the two additional parcels for annexation. No changes to density, use, or design standards have been made. A red-line copy is also provided to show revisions from the original document. The addition of adjacent properties being added in the future and subsequent modifications to the document were anticipated at the time of the original Planned Development approval.



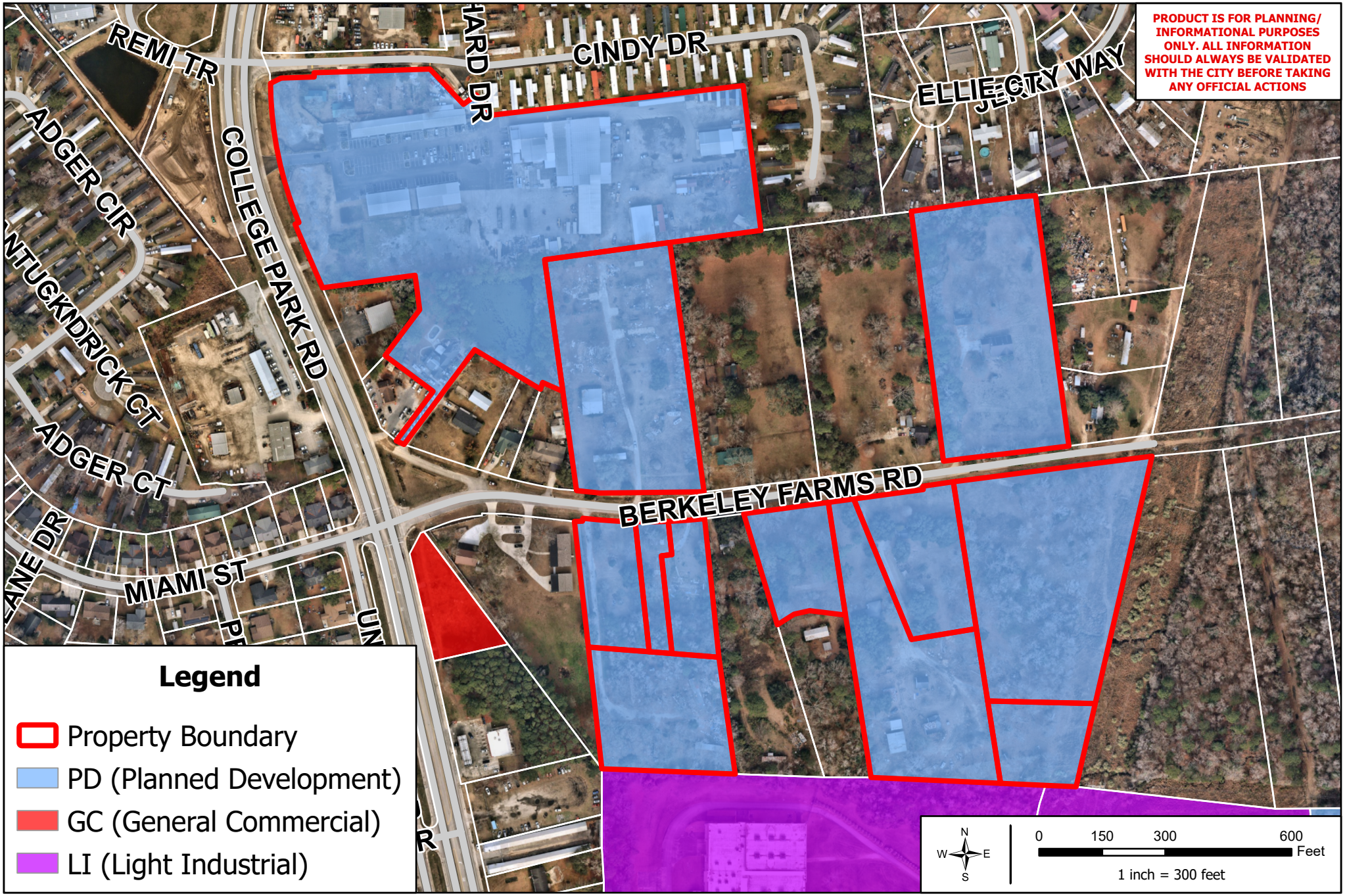
CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

Berkeley Farms

Vicinity Map

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CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

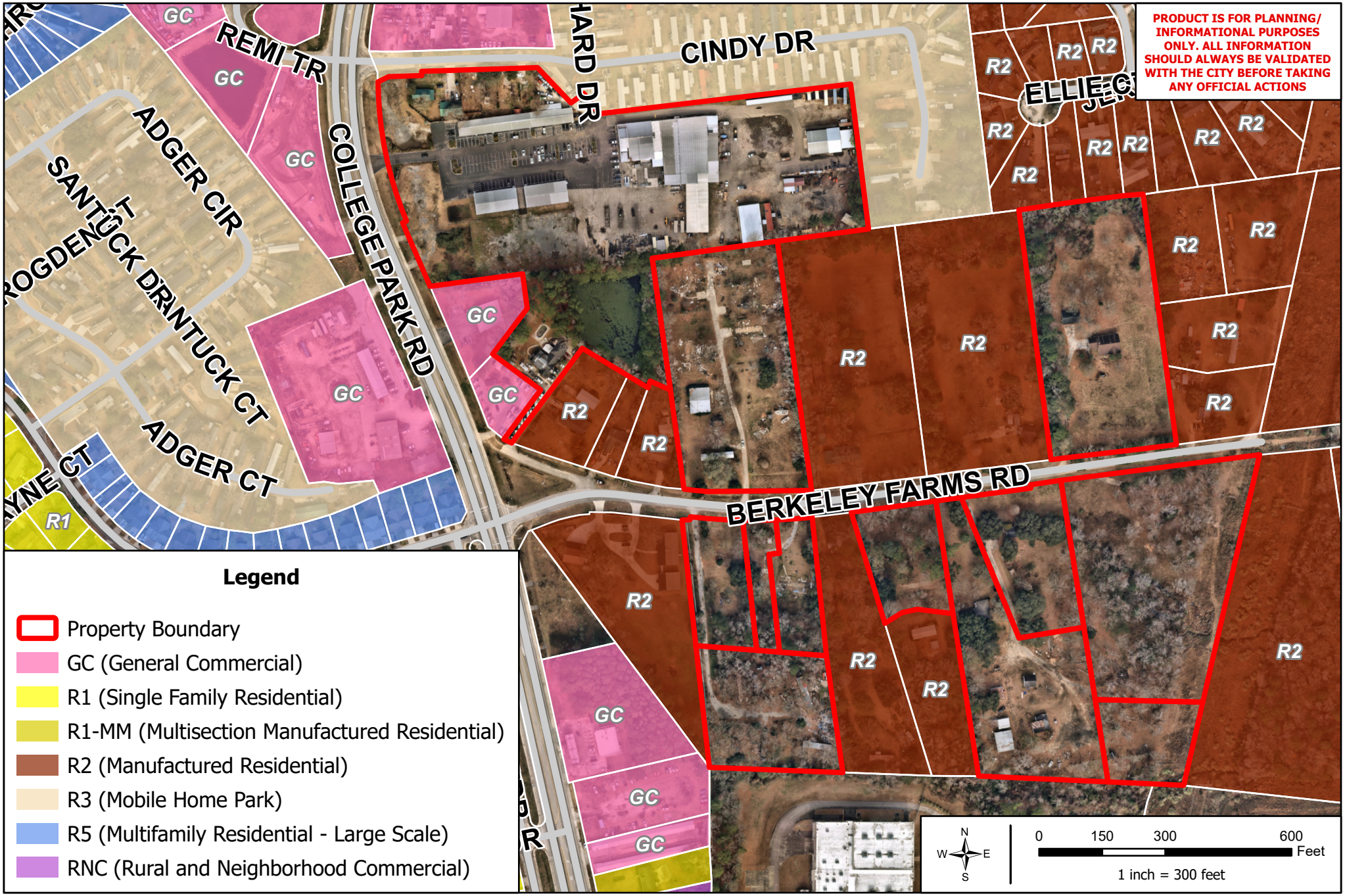
Berkeley Farms

Goose Creek Zoning

175

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Map as of 6/18/2026 11:43 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

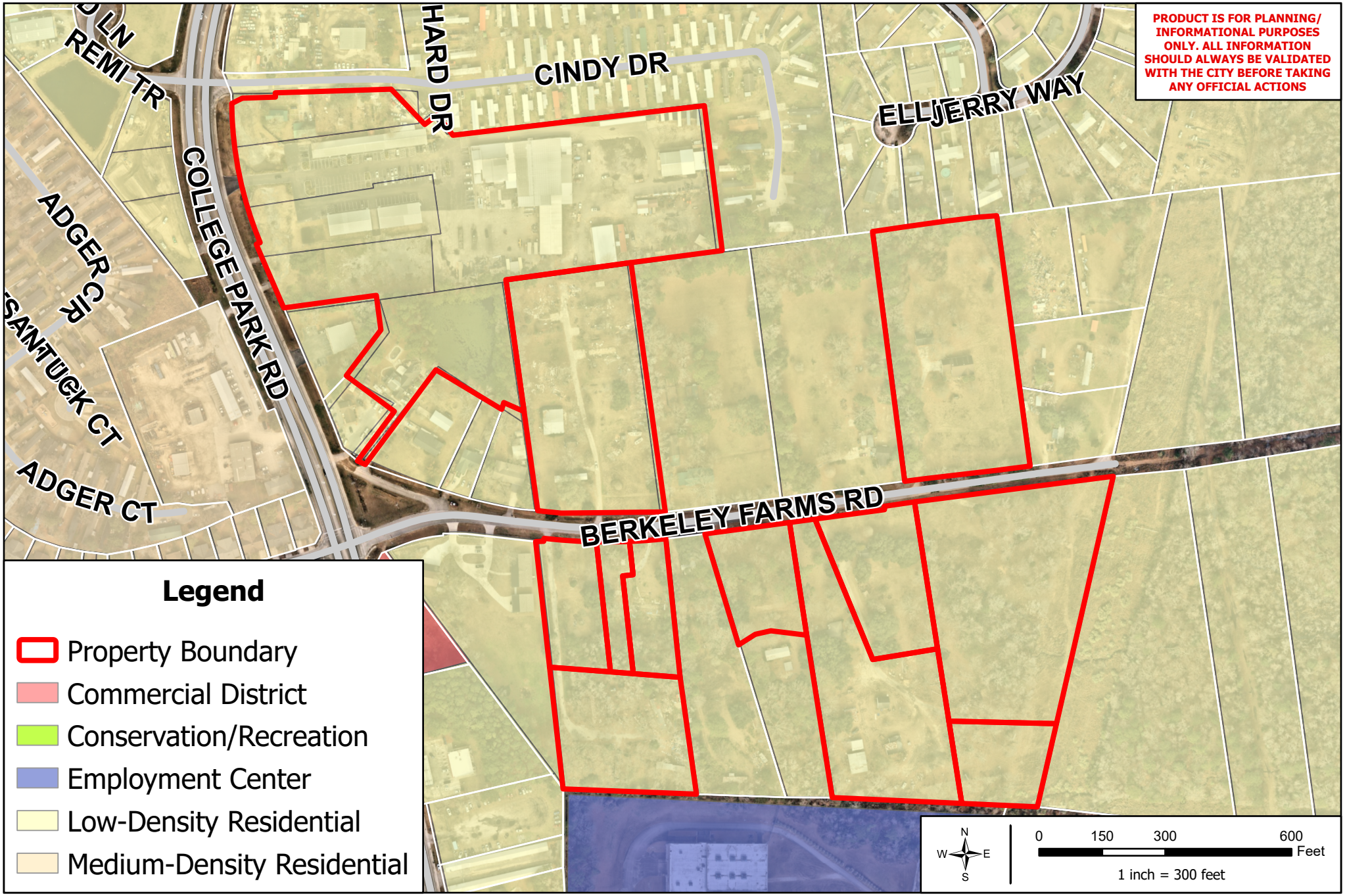
Berkeley Farms

Berkeley County Zoning

176

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Map as of 6/18/2026 11:45 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

Berkeley Farms

Future Land Use

177

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Today's Date 07/15/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

Part I. Applicant Information

1. Name Crystal Ana Aponte Company (if applicable) Kimley-Horn
2. Address 1080 Morrison Dr - Suite 240 City Charleston State SC Zip 29403
3. Phone 843.867.3135 Email crystal.aponte@kimley-horn.com
4. Is the applicant the owner of the property? No
5. Please fill out the agent waiver on the back of this application if the applicant is not the owner of the property.

Part II. Project Information

1. TMS# 233-08-03-018, -043, -035, -017, -020, -021, -054, -055 and -022
2. Street Address 128, 130, 132, 122, 144, 148, 152, 160 Berkeley Farms Rd, Summerville, SC 29486
3. Current Use Residential Proposed Use Residential
4. Current Zoning PD Proposed Zoning PD
5. Total acreage requested to be rezoned 15.72
6. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the permit? No

Project Description:

These parcels are currently a part of the Berkeley Farms Rd PD assemblage and are zoned PD within the City of Goose Creek.

Part III. Signature and Acknowledgement

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review of the appeal.

Applicant signature Crystal Ana Aponte

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Agent Waiver

I hereby designate Crystal Ana Aponte *to serve as may agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

Print Name: Reed Brown

Signature:

Person Completing this Application: Crystal Ana Aponte

Signature of Person Completing this Application: Crystal Ana Aponte

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Today's Date 07/15/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

Part I. Applicant Information

1. Name Crystal Ana Aponte Company (if applicable) Kimley-Horn
2. Address 1080 Morrison Dr - Suite 240 City Charleston State SC Zip 29403
3. Phone 843.867.3135 Email crystal.aponte@kimley-horn.com
4. Is the applicant the owner of the property? No
5. Please fill out the agent waiver on the back of this application if the applicant is not the owner of the property.

Part II. Project Information

1. TMS# 233-00-00-057, 233-00-00-081 and 233-08-03-024
2. Street Address 101, 125/127 & 159/163 Berkeley Farms Rd, Summerville, SC 29486 & 878/884/886/888/896 College Park Road
3. Current Use Residential Proposed Use Residential
4. Current Zoning PD Proposed Zoning PD
5. Total acreage requested to be rezoned 20.55
6. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the permit? No

Project Description:

These parcels are currently a part of the Berkeley Farms Rd PD assemblage and are zoned PD within the City of Goose Creek. The PD is being amended with this application.

Part III. Signature and Acknowledgement

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review of the appeal.

Applicant signature Crystal Ana Aponte

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezone Application

Agent Waiver

I hereby designate Crystal Ana Aponte *to serve as may agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

Print Name: Reed Bowell

Signature:

Person Completing this Application: Crystal Ana Aponte

Signature of Person Completing this Application: Crystal Ana Aponte

DEVELOPMENT GUIDELINES
FOR
BERKELEY FARMS PD
GOOSE CREEK, SOUTH CAROLINA

APPROVED:

Copyfit

Introduction and Background Information

Executive Summary

The Berkeley Farms Planned Development (PD) is intended to align with the goals of the City of Goose Creek's Comprehensive Plan adopted May 11, 2021 and amended February 13, 2024. The PD has two zoning areas which are the Commercial District (CD) and the Residential District (RD). It will allow for flexibility in a residential/commercial design to create a mixed-use community. The PD will emphasize interconnectivity and walkability. The residential and commercial districts are designed to compliment one another providing future residents a place to live, work and play in one walkable community.

Goals for the Project

The PD has two zoning areas, the CD and RD. The development goal for this project is to align with the goals of the City of Goose Creek's Comprehensive Plan. The project area is a part of the proposed Annexation Phase 1 area mentioned within the Comprehensive Plan and ties into the College Park Road target area. The RD portion of the community will be comprised of homes off of Berkeley Farms Road. The CD portion will be

comprised of mixed
commercial and light industrial along College Park Road. These homes will help provide
an attainable housing option to most while also helping with providing the “missing middle
housing” type mentioned within the Comprehensive Plan. The RD is intended to be a safe
and easily walkable development with direct access to the CD where goods and/or services
can be found. The residential portion is proposed to have an amenity component giving
this project a live/work/play feeling. There will be sidewalks throughout the residential area
connecting to all internal amenity features as well as to Berkeley Farms Road and College
Park Road. A multi-use path is proposed as well to ensure not only increased walkability
but also other forms of movement such as cycling. Each of the development areas shall
have adequate circulation to allow for ease of access and safe travel for all users including
emergency services. The natural features (i.e. wetlands) on site have been carefully planned
around and incorporated into the majority of the proposed open space areas. The PD site
as a whole will result in a balanced development that allows for all users/residents to feel
comfortable and accommodated.

Page break

Project Location

The development is located to the East of College Park Road, along Berkeley Farms Road,
with portions of it located on either side of Berkeley Farms Road with the CD having frontage
on College Park Road. Twelve (12) of the individual tracts are currently in the City of Goose
Creek and two (2) of the individual parcels ~~All of the individual tracts~~ are currently in Berkeley County and are
intended to be annexed into the City of Goose Creek. The project is comprised of fourteen
(14)~~11~~ parcels that will come together as one development under this PD.

See Location map below and Exhibit A - Existing Conditions
A
rea Map (not to scale)

Background Information

The Site consists of 39.68~~6.25~~ gross acres. It is comprised mostly of lightly developed parcels.
There are existing structures on the parcels which are intended to be removed as the project
develops. The entrance to the different portions of the development will be off of Berkeley
Farms Road.

The properties included within the PD have the following TMS's:

Page break

–
Two parcels within the assemblage, 233-08-03-019 and 233-08-03-053, are zoned

R-2 - Manufactured Residential District in Berekeley County. The two parcels under Berkeley County jurisdiction have been submitted for annexation into the City of Goose Creek. ~~The project is currently located within Berkeley County and the current zoning designation for parcel 233-00-00-057 is General Commercial with all other parcels being zoned R-2 – Manufactured Residential District. All parcels under Berkeley County jurisdiction have been submitted for annexation into the City of Goose Creek.~~ The annexation of these parcels into the City of Goose Creek would align with the Comprehensive Plans annexation goals of increasing tax base and revenue opportunities in the City. All other parcels within the assemblage are already under PD zoning designation within the City of Goose Creek.

Relationship to the Zoning Ordinance of the City of Goose Creek

The Current Regulations shall be the City of Goose Creek's Zoning Ordinance and Land Development Regulations in effect at the time. Should this PD or subsequent design guidelines not specifically address certain zoning/development standards, the most current zoning regulations shall govern.

Land Use

Flexibility of Uses and Tracts

The PD for the included parcels is proposing two different types of land use, residential and commercial/light industrial. The exact location of boundary lines between development areas, the location and size of land uses indicated within the planned areas, and the preliminary design concepts for the tracts and uses described in this PD

shall be subject to
change as phases of the Development Plan are submitted for final review over the life of the
Project; provided, however, that the maximum intensities and allowed land uses described in
this Ordinance may not be changed unless approved in accordance with the City of Goose
Creek's Zoning Ordinance.

Subdivision Plan Review and Approval

Preliminary plans and final plats for each phase of the development shall be submitted for
review and approval by the appropriate City of Goose Creek authority.

Zoning Criteria

Berkeley Farms PD will contain both residential and commercial land uses. The PD will
categorize the development into two (2) land use designations: Residential District (RD) and
Commercial District (CD).

Page break

Residential District (RD)

The RD seeks to allow for housing options that will appeal to a wide range of people and
be an attainable option for most. The interest expressed in the City of Goose Creek's
Comprehensive Plan by the public for more compact living styles and the well laid out
guidance for both multi-family and townhomes led to the standards for the RD. These
standards will allow for a cozy community feel with opportunities for walking and becoming

close knit neighbors. The RD will allow for both single-family attached and detached homes
and multi-family buildings. This district will also include an amenity area for recreation and
socialization within the community. Open space in this area may consist of but is not limited
to the amenity area, active and passive recreation and stormwater detention facilities.

Materials used in the RD shall follow the below recommendations as per the City of Goose
Creek's Zoning Ordinance - Section Nine: Form, Design & Operational Standards - (H)
Architectural Design Standards - (5) Building Design - (h) & (i).

Recommended Materials:
Natural materials: wood, brick, terra cotta, stone (cast or cut).
Decorative concrete block (CMU), textured with integral color
Stucco (cement plaster), decorative.
Fiber cement siding.
Exterior insulation and finishing system (EIFS) when used above storefront height.

Prohibited Materials:
Vinyl, metal, or aluminum siding (metal siding not prohibited in commercial district).
Exposed concrete mason units.
Reflective materials that cause glare.
Materials that artificially simulate natural materials.
Diagonal siding.
Exaggerated swirled stucco.

The RD areas will contain residential land uses and open spaces. Within the RD district, land
and buildings may be erected, altered, or used for the following permitted uses:

Single-family attached and detached dwelling units.

Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD). A minimum of 8 contiguous acres is required in order to have multi-family residential. Multi-family is only allowed
within the Residential District (RD) in between College Park Road and the Multi-
Family build limit line as depicted on Exhibit B - Land Use.
Open space.
Accessory uses and structures are allowed per the City of Goose Creek's Zoning
Ordinance Section Four: Use & Standards - 4:3 Accessory & Temporary Uses and may be further restricted within the HOA guidelines.

Page break

Disallowed Uses are as follows:

All non-residential zoning uses as described in the City of Goose Creek's Zoning
Ordinance.
Notes:
Steps, balconies, patios, open stairways, entry covers, bay windows, fire boxes
and decks may extend fully into setbacks, but in no instance can they extend into the right of way or drainage easements.
Eaves may extend two feet (2') into setbacks, however in no instance can any structure or eave extend into a Right-of-way or drainage easement.
Fences shall follow the City of Goose Creek's Zoning Ordinance Section Nine: Form, Design & Operational Standards - (E) Fences & Walls.
On-street visitor parking is encouraged throughout the community where/when it is feasible.

Commercial District (CD)

The CD is intended to accommodate a combination of uses that will encourage a live/
work/play lifestyle which will help to push forward the City's goal of

encouraging this type of
balance stated in the Comprehensive Plan. Among the varied uses are light industrial, retail,
office, restaurant/bar restaurant, gas stations, hotel and retail/general commercial. Within
the Mixed-Use Overlay District residential uses are allowed and shall follow the guildlines and
dimensional standards outlined in this document.

Within the CD, land and buildings may be erected, altered, or used for the following
permitted uses:

The uses listed above.
Accessory uses and structures are allowed per the City of Goose Creek's Zoning
Ordinance Section Four: Use & Standards - 4.3 Accessory & Temporary Uses and may be further restricted within the POA/HOA guidelines.
Mixed-Use Overlay District:
 Multi-family dwellings (no more than 300 multi-family units total may be permitted within the Berkeley Farms PD)
Uses allowed in the RD as stated in this document.

Page break

Disallowed Uses are as follows:

Storage facilities
Vape stores
Car sales
Adult businesses

Parking

Parking for the CD shall comply with the City of Goose Creek's Zoning Ordinance Section
Five: Site Development - 5.4: Access & Parking.

Affordable Housing

Affordable Housing Definition - Single-family, or multi-family dwelling units, used exclusively for residential uses, where occupants have, in the aggregate, household income of less than or equal to one hundred twenty (120) percent of median area income for owner occupied units, or eighty (80) percent of median area income for rental units. Median area income shall be determined annually by the U.S. Department of Housing and Urban Development.
Household income shall include all sources of financial support, both cash and in kind, of adult members of the household, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance or public welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the members' families for medical, personal or educational needs.

Single family affordable housing units shall be included in order to promote ownership or occupancy of affordable, quality housing by low-income households. Property within the RD and CD districts may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this PD. There is to be 10% of single family units minimum and 10% of multi-family units to be affordable housing. The entity developing the

subject lot must construct new residential housing for the provision of affordable housing as
defined above in this PD. The purchaser or tenant of the affordable household, at the time
of closing or rental agreement, must meet the HUD definition of low-income. The following
standards of this Section must also be met:

Page break

S
ingle Family Affordable Housing Units. For purposes of this section, single f amily a
affordable housing units shall meet the definition for affordable housing as defined above in this PD
As to rental units, these units shall be rented to households earning no more than eighty (80) percent of the area median income, and the rents charged by the owner shall be in accordance with the Fair Market Rents published annually by the U.S. Department of Housing and Urban Development or such entity that may be subsequently designated. In the absence of such information, the rents charged by the owner shall not exceed 30 percent of the household annual income. The owner shall be required to submit to the City of Goose Creek, or its successor, the rental rate to be charged and verified income reports of household income of all rental occupants at the inception of each tenancy and on no less than a yearly basis thereafter, as determined by the City of Goose Creek. These units shall be subject to these restrictions for no fewer than 20 years from the initial occupancy as affordable housing. The owner shall execute a Memorandum of Use with the city as a party acknowledging the use of the property for Affordable Housing in accordance with the provisions of this PD, which Memorandum shall be in a form acceptable for recording in the record office of the applicable county and which shall be recorded in the record office of the applicable county. If a proposal meets the requirements of this section and the owner is willing to enter into the terms of a Memorandum of Use contained in this paragraph, the Mayor shall be authorized so sign the Memorandum of Use on behalf of the City.
As to owner occupied units, these units shall be sold to households earning no more than one hundred twenty (120) percent of the area

median income. Each owner, prior to initial occupancy, shall be required to submit to the City of Goose Creek, a verified income report of household income of all members of the household. These units shall be subject to resale restrictions for no fewer than twenty years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.
Ownership. Single family detached affordable housing units shall be sold or rented to qualified households, as described herein.

Page break

Open Space

Development Area

The requirement for open space will be 15% of the total gross acreage of the development
area.

Total Gross Acreage = 39.686~~.25~~ Acres*
39.686~~.25~~ Acres x 15% = 5.9544~~4~~ Acres*

*These calculation are subject to change based on actual future development. These
calculations represent the anticipated acreages within the zoning districts in the PD. Should
the land use designations need to change over time, a corresponding

recalculation of open
space shall be required according to above percentages or calculation guidelines within
this section of the Berkeley Farms PD. These recalculations will be coordinated with Staff
during the planning stage, and a summary memo will be submitted by the developer to note
the changes of required open space and document the remaining requirements at the time
of building permit or preliminary plat application stage for each subject parcel.

Conceptual Plan for Open Space

The open space may consist of, but is not limited to, community open spaces for passive and
active recreation, event spaces (for events such as weddings, parties, etc.), walking trails,
picnic areas, sitting areas, playground features, and community gardens. Event structures
such as a pavilion, gazebo, or enclosed structure with associated utilities, or any combination
there of may be erected on open space areas subject to HOA/POA guidelines. 50% of
the total area of a created water feature, wetland or stormwater facility may be counted
towards open space if it is amenitized for active and/or passive use.

Open spaces shall not all be confined to one area, but shall be blended throughout the
development. The open space requirement will apply to the PD as a whole, not to each
individual development parcel.

See Exhibit C - Open Space and Buffers for the conceptual open space plan.

Ownership and Maintenance of Open Space

Open space shall be privately owned and maintained by the POA (Property Owners
Association)/HOA (Homeowners Association) for the use of the community.

Page break

Buffers

Within the PD limits the only buffers that shall apply are those listed below and are as follows:

Residential District Buffer

The intent of the RD Buffer is to separate the RD from incompatible/undesirable uses - see
below table, elevation and plan for details and Exhibit C for location of buffers.

Commercial District Buffer

The intent of the CD buffer is to separate the CD from incompatible uses - see below table,
plan and elevation for details and Exhibit C for location of buffers.

Page break

Roadside Buffer - Berkeley Farms Road

The Berkeley Farms PD Roadside Buffer shall follow the standards set forth in this section - see

below table, plan and elevation for details and Exhibit C for location of buffers.

Page break

Notes:
Conditional Landscaping:
Where parking is located adjacent to and/or visible from a public ROW a continuous evergreen hedge shall be added to the Roadside Buffer.

Tree Protection

Shall be in accordance to Section Five: Site Development - 5.1: Trees - 5.1.2: Tree Protection.

Except as listed below:
It will be required to have a certified arborist perform an assessment of the condition and health of existing grand trees on site. The trees shall be given a
grade A, B, C, D, E or F with A being the best and F being the poorest condition
and possibly dead or dying. Only grand trees graded B or below may be considered for removal and mitigation per the City of Goose Creek's Zoning Ordinance - Section Five: Site Development - 5.1: Trees - 5.1.1: Replacement and
Mitigation.

Right-Of-Way

Type A Street

Type A streets shall be 50’ wide. It is a private street with a 24’ minimum paved section
and a vertical curb. There shall be a 5’ vegetative strip on each side of the street as well
as sidewalks, which shall be 5’ wide. This is a street with moderate to high vehicular and
pedestrian traffic. It is a street with low to moderate vehicular speeds. The street provides
access through the Residential District. Except as described herein, road standards
with Berkeley Farms PD, shall conform to the City of Goose Creek’s Land Development
Regulations - Section 5.7 Private Roads. As the roads will not be accepted by the City of
Goose Creek for public maintenance (per the City of Goose Creek’s Land Development
Regulations - Section 5.7 Private Roads (A) (3)) they may be accepted by Berkeley County if
the County so choses.

Page break

Note:
Root barrier products shall be used when the distance between a proposed street tree
trunk and the curb / sidewalk is less than 4 feet.

See Exhibit D - Roads and Circulation.

Sidewalks

Sidewalks throughout the development will be a minimum of 5’ width on both sides of
the street within the right-of-way. The sidewalks will meet the ADA requirements and ADA
required ramps shall be installed at street corners with sidewalks to provide accessible routes.

Street Lights/Street Trees

Street lights shall conform to the City of Goose Creek’s Land Development Regulations - 5.
Design and Improvement Standards - 5.9 Illumination of Vehicular and Pedestrian Facilities.
Street trees shall conform to the City of Goose Creek’s Land Development Regulations - 5.
Design and Improvement Standards - 5.7 Private Roads - (H) Tree Planting Along Roadways -
(1) Street Trees.

Emergency/Public Service Access

All public and private rights-of-way shall accommodate emergency vehicles and public
service vehicles.

Page break

Parking

Parking requirements and parking dimension requirements for Berkeley Farms PD shall
conform to the City of Goose Creek’s Zoning Ordinance requirements as per Section Five:
Site Development - 5.4: Access & Parking unless otherwise stated within the PD.

Drainage Basin Analysis

Flood Zone

None of the parcels within the Berkeley Farms PD fall within any flood zones per FEMA Map
Number 45015C0590E dated December 06, 2018.

Topography

The topography generally slopes to the East with about 2/3 of the development area being relatively gently sloping. The last 1/3 of the development slopes downward quicker than the rest continuing to the East. From West to East the drop is approximately 16 feet with the majority of that drop occurring in the RD development pods. The overall Topography of the site ranges from an approximate high elevation of 44 to 26.

Wetland Verification

The wetlands have been field located by a professional wetland scientist. An approved jurisdictional determination request has been submitted to the Army Corps of Engineers for verification.

Preliminary Stormwater Techniques

The property will be developed using on-site detention systems and best management practices for both water quantity and water quality. Proposed drainage for the site will be managed via a network of storm pipes, wet ponds, open channels and outfall structures as required for release of applicable storm events. The site's stormwater management system must meet all applicable Local, State and Federal stormwater regulations. Maintenance of the stormwater conveyances and ponds will be the responsibility of the HOA. Low impact design (LID) and Green infrastructure techniques are allowed and encouraged to address stormwater.

Traffic Study

A traffic study is being conducted by Kimley-Horn and Associates and will be reviewed
by the City of Goose Creek and SCDOT. Berkeley Farms PD will implement any mitigation
measures as recommended by the approved TIA (Traffic Impact Assessment).

See Appendix Item A.

Page break

Utilities

Sanitary sewer service will be provided by Berkeley County Water and Sanitation.

Potable water will be provided by Berkeley County Water and Sanitation.

Electric and natural gas service will be provided by Berkeley Electric Cooperative.

See Exhibit F - Utilities for conceptual utilities layout.

Additional Development Criteria

POA/HOA

A Property Owners Association (POA) and/or a Homeowners Association (HOA) shall be
established for Berkeley Farms PD. Membership in a POA/HOA will be mandatory for any
property owner. The POA/HOA(s) will incorporate its own common areas and rights-of-way
and be managed and governed by each POA/HOA. The POA/HOA(s) will be funded by dues to be established in its recorded Restrictive Covenants. The POA/HOA(s) will manage
the affairs of the POA/HOA(s) including the enforcement of the recorded

documents and
the maintenance of common areas/private rights-of-way. Common areas could include
passive park space, landscape areas, and stormwater detention facilities. Berkeley County
may maintain public roadways and drainage systems associated with public roadways
(with exception of ponds) and any other property once dedicated and accepted by the
appropriate public agency. Applicable POA/HOA(s) documents will be submitted to the
Zoning Administrator or designee for review prior to the initial request for a building permit in
the PD.

Signs

Signs within the development areas of the Berkeley Farms PD shall conform to the City of
Goose Creek's Zoning Ordinance Section Six: Signs.

PD Amendments

Minor modifications to this PD shall conform with the City of Goose Creek's Zoning Ordinance
- Section Three: Zoning Districts - PD: Planned Development District - (4) Standards for all
Planned Development Zoning Districts - (e) Minor Modifications.

Berkeley Farms PD is designed with the intent to expand as adjacent properties become
available. As those properties become available to annex and rezone into the PD,
determinations will be made based on the current market conditions as to whether they will
become part of the CD or RD.

Page break

Exhibits

Existing Conditions
Land Use
Open Space and Buffers
Roads and Circulation
Signage
Utilities

Appendix

Traffic Impact Assessment (TIA)

2026-02-27 - Berkeley Farm-2 [Available]

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6 Subdivision Plan Review and Approval
6 Zoning Criteria
7 Residential District (RD)
8 Commercial District (CD)
9 Parking
9 Affordable Housing

11 Open Space

11 Development Area
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2026-02-27 - Berkeley Farm-3 [Available]

Row 1
PLOT ACREAGE
Row 2
TMS #'S
OWNER
GROSS ACREAGE
Row 3
233-00-00-057
888 College Park Rd LLC

12.416.40

Row 4

233-00-00-081

888 College Park Rd LLC

4.01

Row 5

233-08-03-024

888 College Park Rd LLC

4.13

Row 6

233-08-03-018

Berkeley Farms Holdings LLC ETALJean Betty Heber

0.95

Row 7

233-08-03-043

Berkeley Farms Holdings LLC ETALJean Betty Heber

0.45

Row 8

233-08-03-035

Berkeley Farms Holdings LLC ETALJean Betty Heber

0.79

Row 9

233-08-03-017

Berkeley Farms Holdings LLC ETALJean Betty Heber

2.03

Row 10

233-08-03-019

Jean M Prather

2.19

Row 11

233-08-03-020

Berkeley Farms Holdings LLC ETALJoanna Ridgeway

1.09

Row 12

233-08-03-053

Alice N Dubose

1.22

Row 13

233-08-03-021

Berkeley Farms Holdings LLC ETALJoanna Lynn Jones

3.22

Row 14

233-08-03-054

Berkeley Farms Holdings LLC ETALJoanna Lynn Jones

1.59

Row 15

233-08-03-055

Berkeley Farms Holdings LLC ETALJoanna Ridgeway

4.60

Row 16

233-08-03-022

Berkeley Farms Holdings LLC ETAL~~Joanna Ridgeway~~

1.00

2026-02-27 - Berkeley Farm-4 [Available]

Row 1
AREA BY DISTRICT
Row 2
LAND USE
TOTAL ACREAGE
Row 3
Residential District (RD)
27.27~~3.68~~
Row 4
Commercial District (CD)
12.41~~57~~
Row 5
39.68~~6.25~~

2026-02-27 - Berkeley Farm-5 [Available]

Row 1
RESIDENTIAL DISTRICT
Row 2
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS
Row 3
Minimum Lot Area
1,600 SF
Row 4
Minimum Lot Width
20’
Row 5
Minimum Lot Depth
80’
Row 6
Minimum Setbacks
Row 7
Front
25’
Row 8
Side
5’ & 15’ Corner Lots
Row 9
Rear
15’
Row 10
Height
75’
Row 11
Minimum Parking Requirement
2 per DU

2026-02-27 - Berkeley Farm-6 [Available]

Row 1
COMMERCIAL DISTRICT
Row 2
DENSITY / INTENSITY AND DIMENSIONAL STANDARDS
Row 3
Minimum Setbacks
Row 4
Front
20’
Row 5
Side
10’
Row 6
Rear
20’
Row 7
Height
75’
Row 8
Minimum Parking Requirement
By Use

2026-02-27 - Berkeley Farm-7 [Available]

Row 1
ROADSIDE BUFFER SOUTH DEPTH AND PLANTING
Row 2
Minimum Buffer Depth
10’
Row 3
Minimum Buffer Landscaping
Row 4
Walkway
8’ Wide Multi-Use Path
Row 5
Ornamental Grass
35 per 100 LF

2026-02-27 - Berkeley Farm-8 [Available]

Row 1
RESIDENTIAL BUFFER DEPTH AND PLANTING
Row 2
Minimum Buffer Depth
10’
Row 3
Minimum Buffer Landscaping
Row 4
Canopy Tree
3 per 100 LF
Row 5
Evergreen Shrubs
20 per 100 LF

Row 6
Opaque Fence / Wall
6’ High

2026-02-27 - Berkeley Farm-9 [Available]

Row 1
COMMERCIAL DISTRICT BUFFER A DEPTH AND PLANTING
Row 2
Minimum Buffer Depth
25’
Row 3
Minimum Buffer Landscaping
Row 4
Canopy Tree
3 per 100 LF
Row 5
Understory Tree
4 per 100 LF
Row 6
Shrubs
25 per 100 LF

2026-02-27 - Berkeley Farm-10 [Available]

Row 1
COMMERCIAL DISTRICT BUFFER B DEPTH AND PLANTING
Row 2
Minimum Buffer Depth
12.5’ With A 6’ Fence
Row 3
Minimum Buffer Landscaping
Row 4
Canopy Tree
3 per 100 LF
Row 5
Understory Tree
4 per 100 LF
Row 6
Shrubs
20 per 100 LF

2026-02-27 - Berkeley Farm-11 [Available]

Elevation

Copyfit

2026-02-27 - Berkeley Farm-12 [Available]

Plan

Copyfit

2026-02-27 - Berkeley Farm-13 [Available]

Elevation

Copyfit

2026-02-27 - Berkeley Farm-14 [Available]

Plan

Copyfit

2026-02-27 - Berkeley Farm-15 [Available]

Elevation

Copyfit

2026-02-27 - Berkeley Farm-16 [Available]

Plan

Copyfit

2026-02-27 - Berkeley Farm-17 [Available]

Elevation

Copyfit

2026-02-27 - Berkeley Farm-18 [Available]

Plan

Copyfit

2026-02-27 - Berkeley Farm-19 [Available]

Elevation

Copyfit

2026-02-27 - Berkeley Farm-20 [Available]

Plan

Copyfit

2026-02-27 - Berkeley Farm-21 [Available]



Row 1
ROADSIDE BUFFER NORTH DEPTH AND PLANTING
Row 2
Minimum Buffer Depth
10’
Row 3
Minimum Buffer Landscaping
Row 4
Canopy Tree
2 per 100 LF
Row 5
Understory Tree
3 per 100 LF
Row 6
Shrubs
15 per 100 LF
Row 7
Groundcover
Throughout remaining area with spacing no greater than 36”

Request for City Council Agenda Item

To: NATALIE ZEIGLER, CITY ADMINISTRATOR; MAYOR AND CITY COUNCIL

From: EMMA HALL, PLANNER II

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM CONSERVATION (C) TO RESIDENTIAL SINGLE FAMILY (RSF) – TMS# 234-07-05-027 (120 MATTHEWS LANE) (+/-1.30)

Background Summary

The property is currently zoned Conservation (C) and is located off Matthews Lane. The applicant is requesting the property be rezoned to a Residential Single Family (RSF) zoning designation. There is currently a single-family dwelling unit located and occupied on the property. The Planning Commission recommended denial (3-2) during a public meeting on August 4, 2026.

Financial Impact

NA

Impact if denied

NA

Impact if approved

NA

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM CONSERVATION (C) TO RESIDENTIAL SINGLE FAMILY (RSF) – TMS# 234-07-05-027 (120 MATTHEWS LANE) (+/-1.30)

WHEREAS, the Planning Commission of the City of Goose Creek held a public meeting on August 4, 2026, to consider a change in zoning classification from Conservation (C) to Residential Single Family (RSF) for the above referenced properties and;

WHEREAS, pursuant to public notice, the Mayor and City Council of the City of Goose Creek, South Carolina, conducted a Public Hearing on August 11, 2026;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, that the City of Goose Creek, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the Zoning District Classification of the properties designated as TMS# 234-07-05-027 (120 MATTHEWS LANE) from Conservation (C) to Residential Single Family (RSF).

This Ordinance shall become effective immediately upon enactment.

INTRODUCED the 11th day of August 2026.

DONE the _____day of_____ 2026.

_____
Mayor Gregory S. Habib

Attest:_____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S. L. McSwain

_____ _____
Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

City Council

August 11th, 2026, at 6:00 PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D

Zoning Map Amendment
120 Mathews Ln

Tax Map:	234-07-05-027
Proposal:	Rezone from Conservation (C) to Residential Single-Family (RSF)
Applicant:	Deloris Matthews
Acreage:	+/- 1.30 acres
Current Use:	Dwelling, 1 Unit, detached
Proposed Use:	Dwelling, 1 Unit, detached
Land Use Classification:	Conservation & Open Space (Comprehensive Plan)
Current Zoning:	Conservation (C)
Proposed Zoning:	Residential Single-Family (RSF)
Staff Recommendation:	Denial

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) designates the subject parcel as Conservation & Open Space. The Comprehensive Plan describes conservation and open space areas as lands that are environmentally sensitive and are to be protected from development. The subject parcel currently has a single-family dwelling unit located and occupied on it.

ZONING DISTRICT SUMMARY

The subject property is currently zoned Conservation (C). The parcel has an existing single-family dwelling unit and is located off Mathews Ln. This property borders two parcels located within Berkeley County with a Residential Single-Family zoning district designation (R1) and a Multisection Manufactured Residential zoning district designation (R1-MM). Within the City of Goose Creek, this property is bordered by two parcels zoned Conservation (C); one parcel also has a single-family dwelling unit located on it. The other City of Goose Creek

property that borders TMS: 234-07-05-027 is zoned General Commercial (GC). Vicinity zoning is provided in the packet.

SCDOT: Berkeley County Maintained:
County Unpaved
Functional Class: N/A

Berkeley County GIS: Emergency Services:
City of Goose Creek Fire
EMS District 28

STAFF RECOMMENDATION

Staff recommends denial for the map amendment request to change the zoning district for the parcel identified as TMS# 234-07-05-027 from Conservation (C) to Residential Single-Family (RSF) based on the Comprehensive Plan and the Future Land Use Map. However, the proposed zoning designation would align with the current use of the property as well as current uses located on adjacent parcels.



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

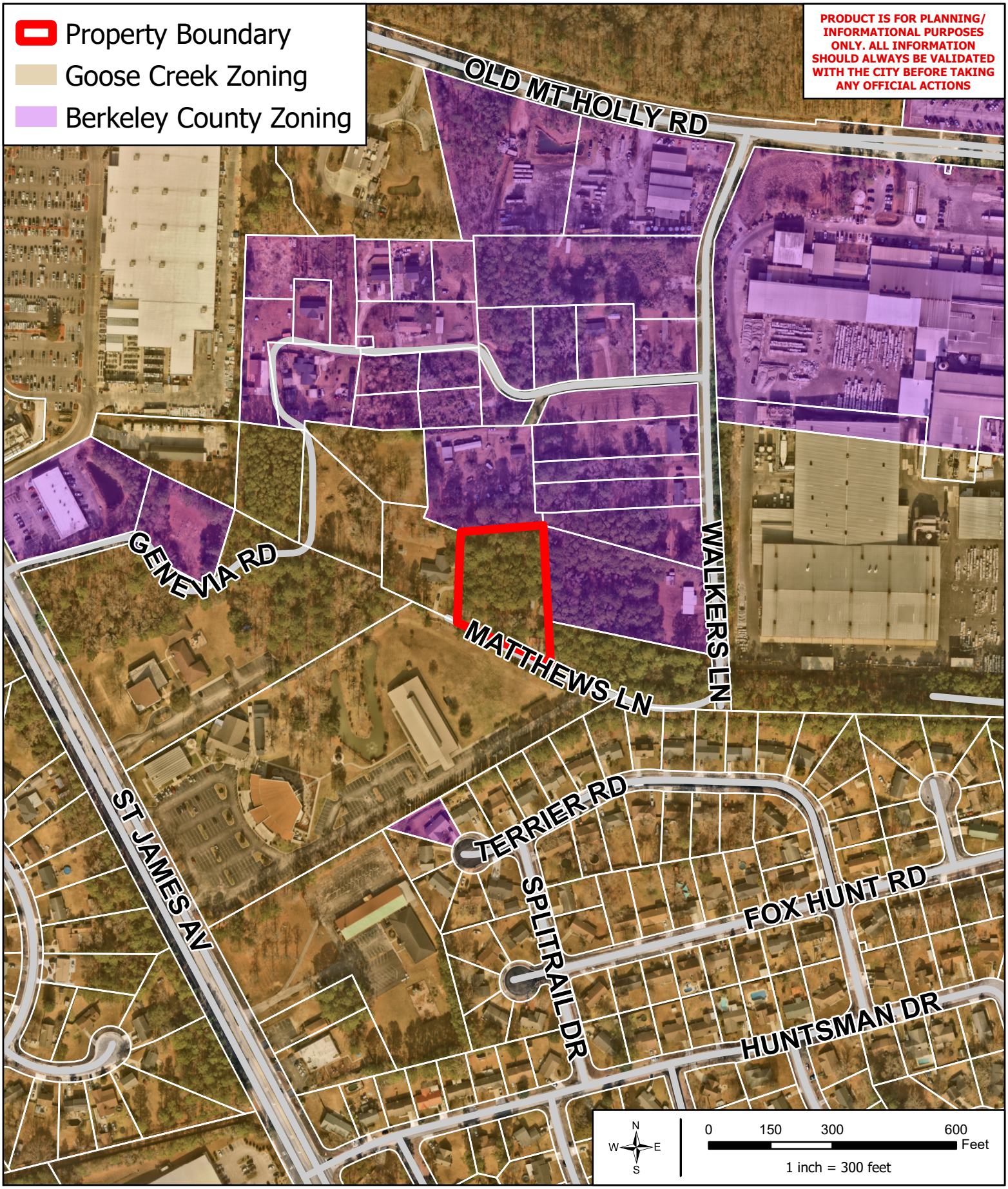
120 MATTHEWS LN

Vicinity Map

214

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Map as of 7/30/2026 8:35 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

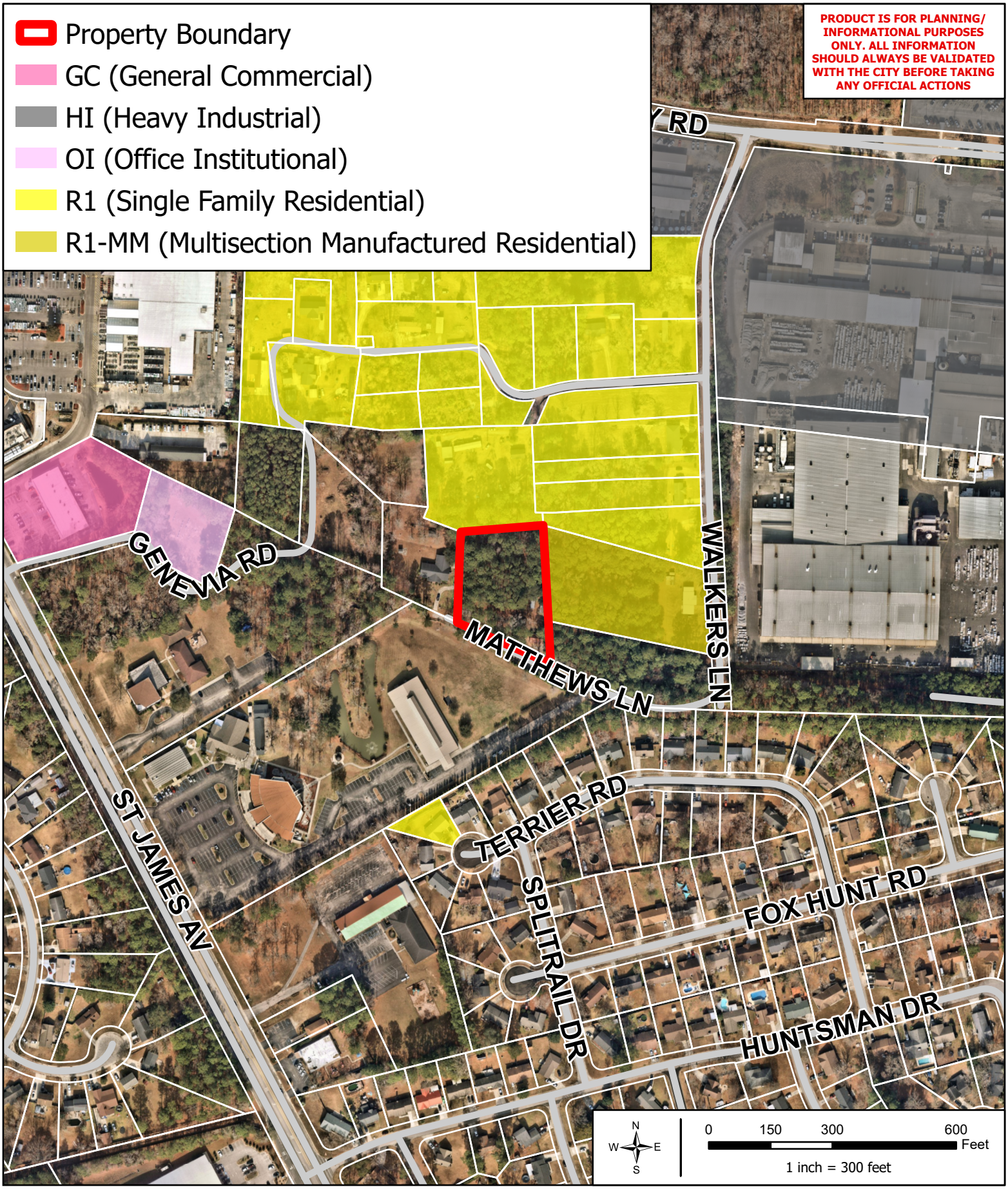
120 MATTHEWS LN

Zoning Map

215

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Map as of 7/30/2026 8:33 AM



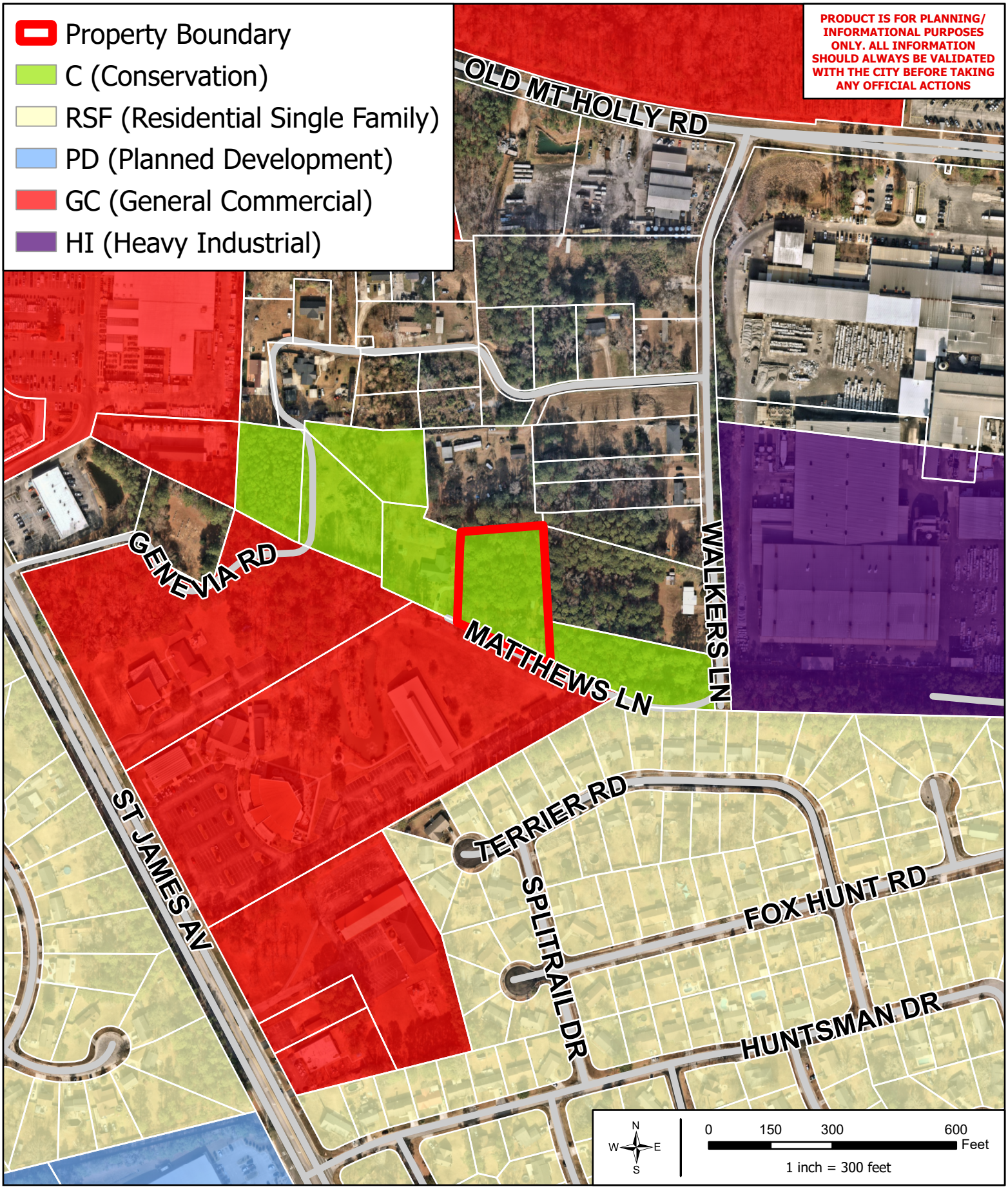
CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

120 MATTHEWS LN

Berkeley County Zoning

216



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

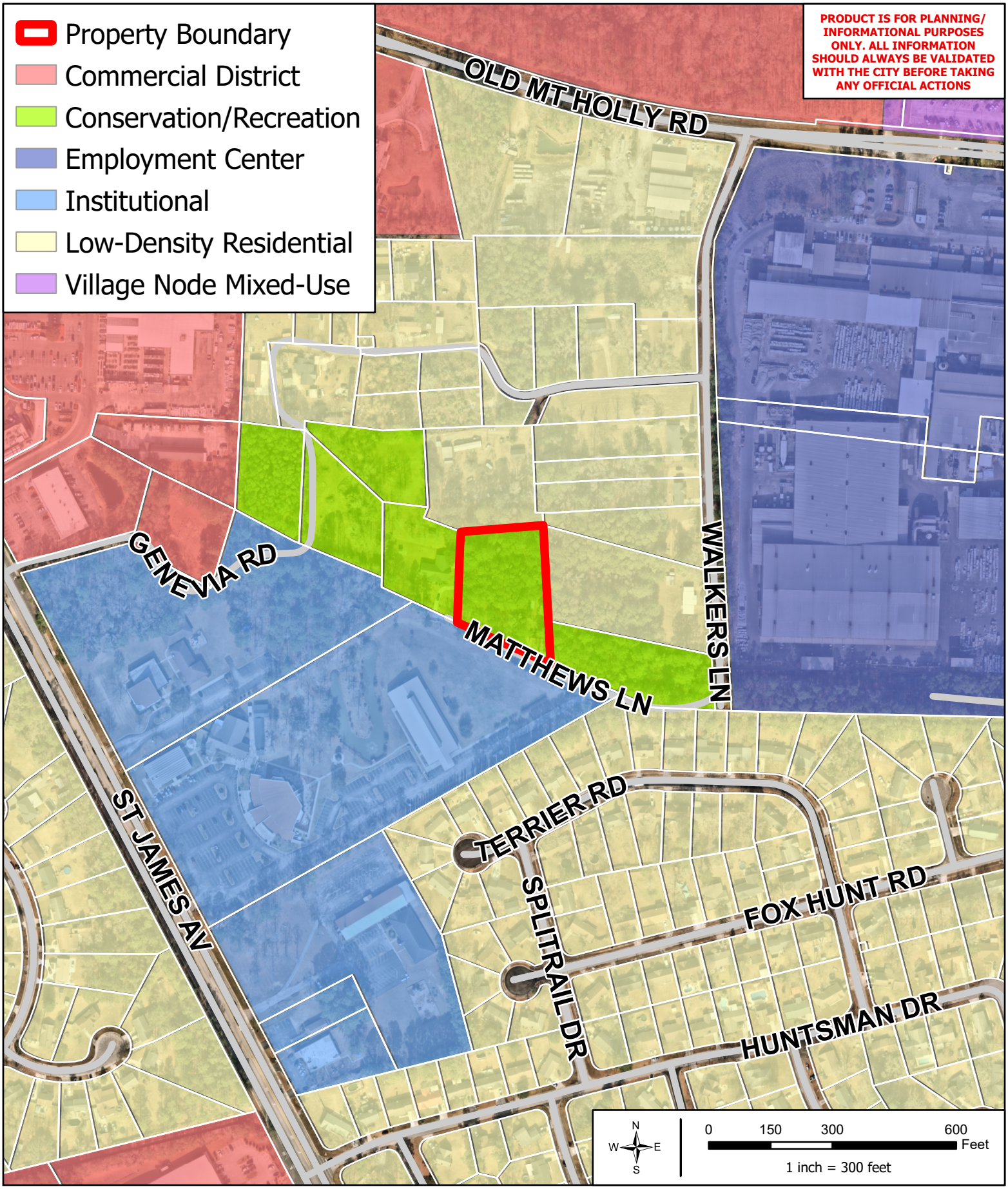
120 MATTHEWS LN

Goose Creek Zoning

217

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Map as of 7/30/2026 8:34 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

120 MATTHEWS LN

Future Land Use

218

C:\Users\nryan\Desktop\07-20-2026\ArcGIS Pro WKSP\Future Land Use.aprx

Map as of 7/30/2026 8:33 AM

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Rezoning Application

Today's Date 6/11/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

Part I. Applicant Information

1. Name Deloris Matthews Company (if applicable) ✓
2. Address 120 Matthews City Goose Creek State S.C Zip 29445
3. Phone 843-469-9595 Email delorisnous@gmail.com
4. Is the applicant the owner of the property? yes
5. Please fill out the agent waiver on the back of this application if the applicant is not the owner of the property.

Part II. Project Information

1. TMS# 234-04-05-027
2. Street Address 120 Matthews Lane
3. Current Use Residential Proposed Use Same
4. Current Zoning Conservation Proposed Zoning Residential Single Family
5. Total acreage requested to be rezoned 1.3
6. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the permit? NO

Project Description:

Residential Single Family Rezoning

Part III. Signature and Acknowledgement

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review of the appeal.

Applicant signature Deloris Matthews

Request for City Council Agenda Item

To: MAYOR AND CITY COUNCIL

From: REAGAN OSBON, SPECIAL PROJECTS MANAGER

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS 244-05-01-056, LOCATED ON LIBERTY HALL ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION AND TO ASSIGN A ZONING OF VILLAGE NODE (VN)

Background Summary

The City owned parcel is located on Liberty Hall Road, approximately one parcel removed from the railroad tracks near the intersection of N. Goose Creek Blvd (HWY 52) and Liberty Hall Road. The property is adjacent to the existing City of Goose Creek Public Works facility.

The City purchased the property in June of 2026, to preserve the City's ability to expand the Public Works facility if needed in the future.

The surrounding unincorporated parcels are zoned as Berkeley County General Commercial (GC) and Goose Creek Future Land Use Map of Village Node (VN).

The anticipated fire fee to Berkeley County is $1,530.00.

Financial Impact

Anticipated Fire Fee: $1,530.00

Impact if denied

Impact if approved

Department Head: City Administrator:

_____	_____
Signature & Date	*Signature & Date*

ORDINANCE NO. 20XX-XXX

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS 244-05-01-056, LOCATED ON LIBERTY HALL ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION AND TO ASSIGN A ZONING OF VILLAGE NODE (VN)

WHEREAS, the City of Goose Creek, South Carolina (the "City") is a municipal corporation created under the laws of the State of South Carolina, that is duly empowered to extend its municipal boundaries through annexation; and

WHEREAS, a proper petition under Section 5-3-150(3) of the Code of Laws of South Carolina 1976, as amended (the "SC Code") has been filed with the City Council by each of the persons owning 100 percent of the properties hereinafter described; and

WHEREAS, the combination of the petitioning owners (as a collective group) are contiguous to the City's existing municipal boundary; and

WHEREAS, the City, consistent with Section 5-3—310 of the SC Code, may elect, at its sole option, to provide the service formerly provided by another jurisdiction within the annexed area by providing reasonable written notice that City elects to displace such provider; and

WHEREAS, upon the annexation of the properties contemplated by this Ordinance, the City Council intends to provide and serve the annexed properties with all available municipal services; and

WHEREAS, City Council believes that annexation of the properties would be in the best interest of the property owners and the City of Goose Creek; and

WHEREAS, following proper notice, and publication, the City's Planning Commission recommends that the properties be assigned a zoning classification of Village Node (VN).

TMS Number:	244-05-01-056
Property Description:	All that certain piece, parcel or lot of land situate, lying and being in Second Goose Creek Parish, County of Berkeley, State of South Carolina, designated as Lot #26 on a plat of the Cheves Tract made by W. L. Gaillard, surveyor, February, 1943, recorded in Cabinet F, at Page 208. This being the same property as conveyed to Eric Williams and Milford Williams by deed of Nathaniel Williams dated February 20, 2004 and recorded February 25, 2004 in Book 03847 at Page 00269 in the Berkeley County Register of Deeds Office.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goose Creek, South Carolina, this 8th day of September, 2026, as follows:

1. The properties herein described below (collectively, the "Properties") are hereby annexed to and become a part of the City as of the date of enactment of this Ordinance:

In addition to the Properties, all public rights of way, streets, highways, and easements included in the territory hereby annexed are additionally annexed into the City.

2. Based on the recommendation of the City's Planning Commission, each of the Properties shall be assigned a zoning classification of Village Node (VN).

3. The City intends to provide all available municipal services to the Properties. In keeping therewith, the City, acting through the Mayor or his assigns, shall be authorized to notify all necessary parties of the annexations authorized by this Ordinance and the City's intention to provide all applicable services to the Properties. The Mayor or his assigns shall be further authorized to negotiate, execute and deliver any necessary agreement to memorialize the terms and provisions of any agreement contemplated by Section 5-3-311 of the SC Code in lieu of any plan to balance equities and interest under Section 5-3-312 of the SC Code. To the extent any funding is or will be committed under such agreement, and funds therefore are not otherwise budgeted in the City's then-existing budget, such funding commitment shall be subject to further approval and ratification by City Council, but should not otherwise affect or limit the terms of any agreement between the City and any displaced service provider.

4. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

5. This ordinance shall become effective immediately upon enactment.

INTRODUCED the 11th day of August, 2026.

DONE the _____day of _____, 2026.

_____

Mayor Gregory S. Habib

Attest:_____

Kelly J. Lovette, MMC, City Clerk

_____ _____

Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____

Councilmember Christopher Harmon Councilmember Gayla S.L. McSwain

_____ _____

Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

CITY COUNCIL

August 11, 2026 at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment
Unaddressed "0" Liberty Hall Road

Tax Map:	244-05-01-056
Proposal:	Annex and assign zoning from Berkeley County General Commercial (GC) to City of Goose Creek Village Node (VN)
Applicant:	City of Goose Creek, SC
Acreage:	+/- 1.15 acres
Current Use:	Vacant
Proposed Use:	City Owned Property / Future DPW expansion if needed
Land Use Classification:	Village Node (VN)
Current Zoning:	Berkeley County General Commercial (GC)
Proposed Zoning:	Village Node (VN)
Anticipated Fire Fee:	$1,530.00

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Adopted May 11, 2021, Amended February 13, 2024) has the subject parcel designated as Village Node (Comprehensive Plan).

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. The City-owned parcel is located on Liberty Hall Road, approximately one parcel removed from the railroad tracks near the intersection of N. Goose Creek Blvd (HWY 52) and Liberty Hall Road. The property is adjacent to the existing City of Goose Creek Public Works facility.
The Future Land Use for these parcels is Village Node which is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Surrounding properties are zoned Berkeley County General Commercial District (GC), Berkeley County OIGC (Split Zoned Office Institutional/General Commercial), and Goose Creek Village Node (VN). Liberty Hall Road is owned and maintained by SCDOT.

STAFF RECOMMENDATION

Staff recommends approval.



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

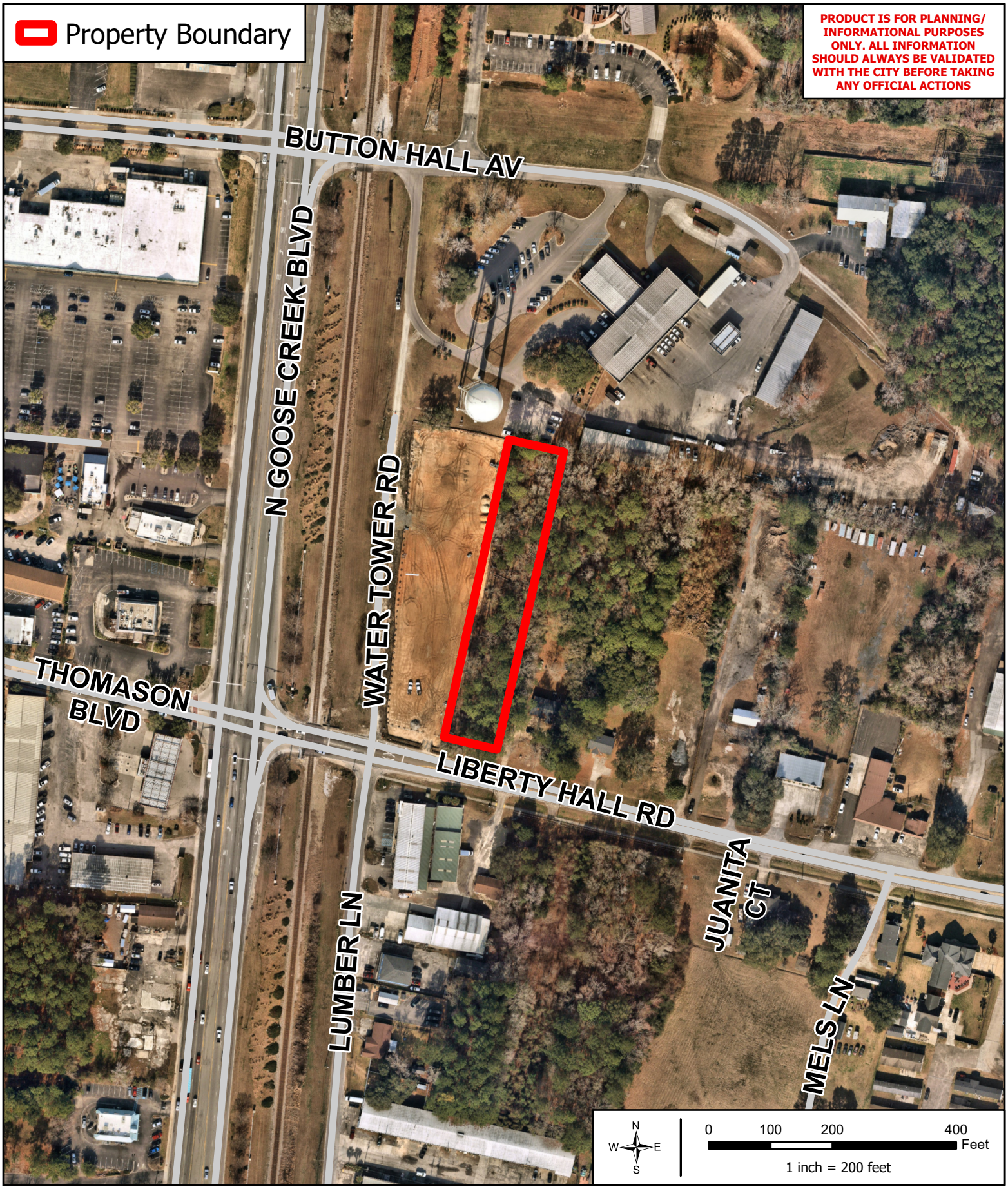
TMS: 244-05-01-056

Vicinity Map

225

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Map as of 7/10/2026 9:54 AM



CREEK COMPASS
City of Goose Creek

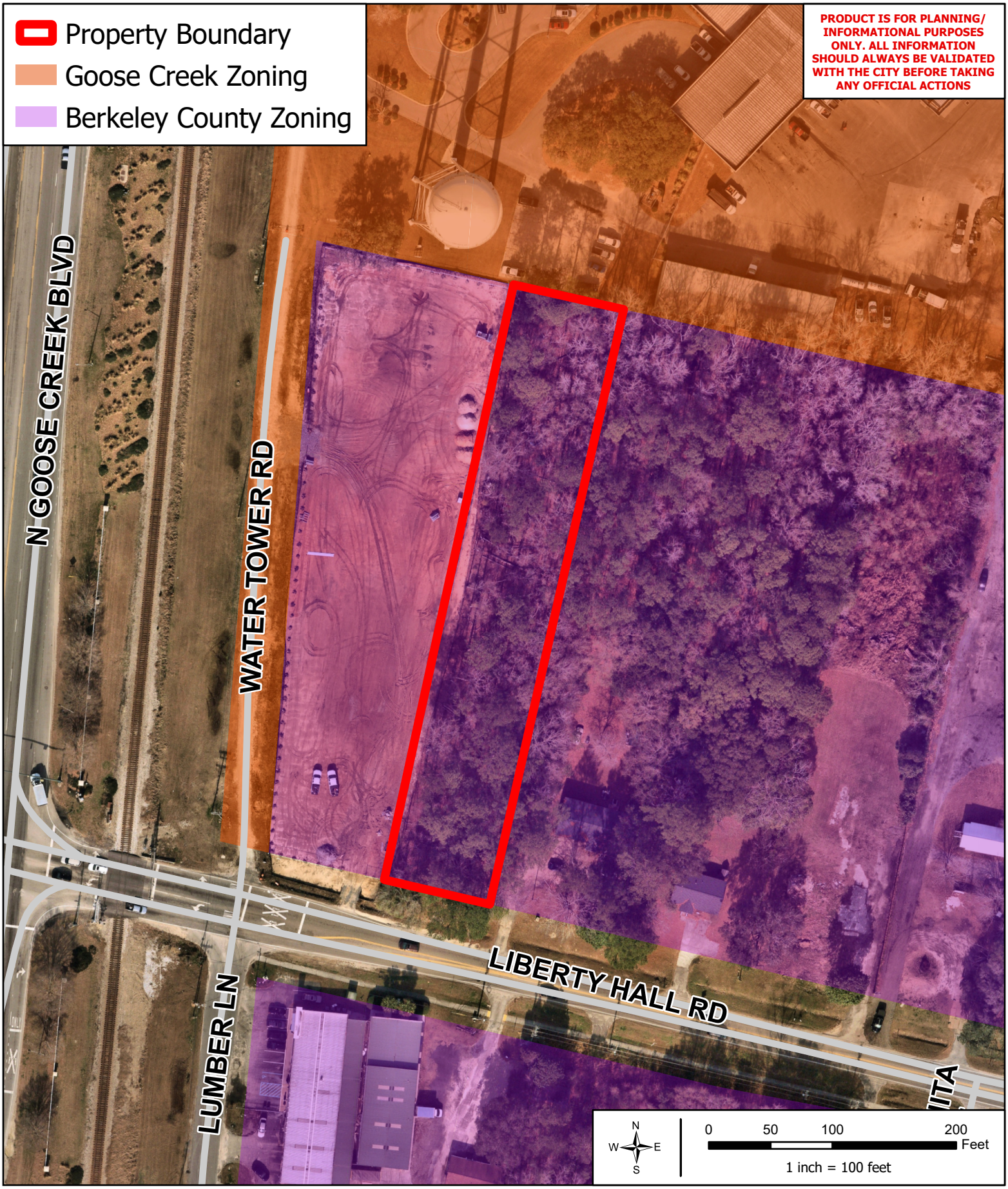
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 244-05-01-056

Vicinity Map

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Map as of 7/10/2026 10:01 AM



CREEK COMPASS
City of Goose Creek

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519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 244-05-01-056

Zoning Map

227

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Map as of 7/10/2026 10:06 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

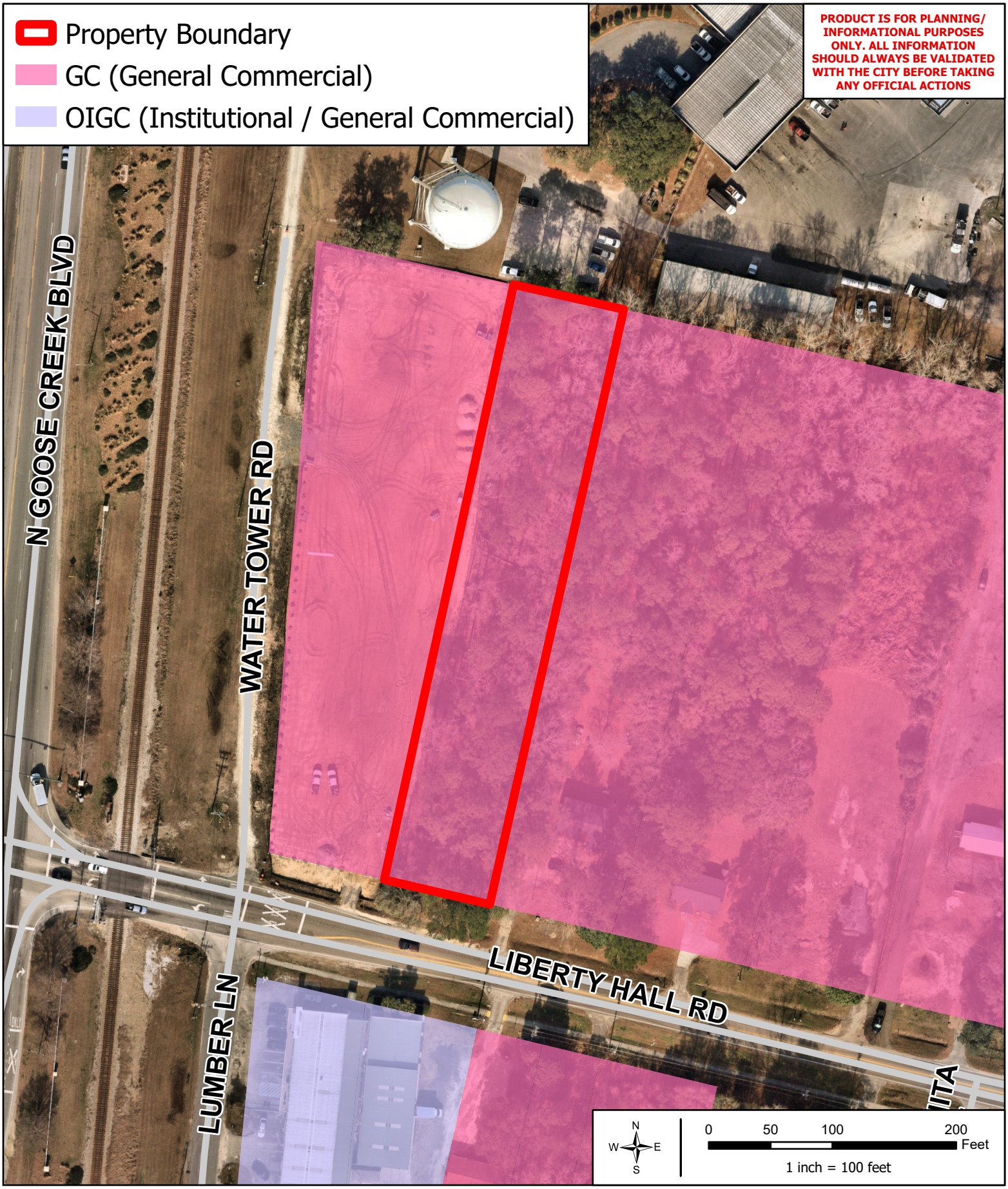
TMS: 244-05-01-056

Goose Creek Zoning

228

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Map as of 7/10/2026 10:09 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

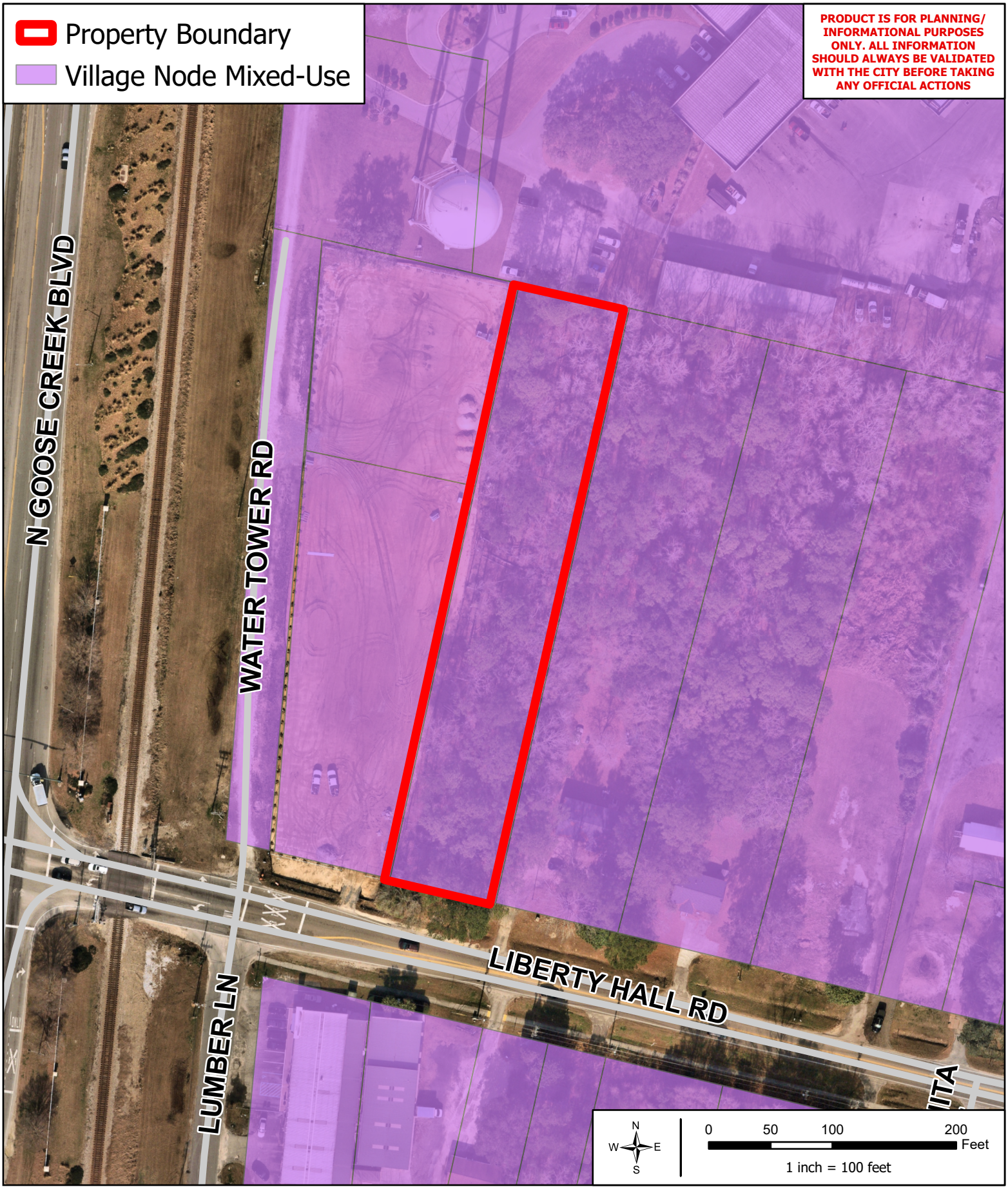
TMS: 244-05-01-056

Berkeley County Zoning

229

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Map as of 7/10/2026 10:10 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 244-05-01-056

Future Land Use

230

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Map as of 7/10/2026 10:04 AM

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description:

All that certain piece, parcel or lot of land situate, lying and being in Second Goose Creek Parish, County of Berkeley, State of South Carolina, designated as Lot #26 on a plat of the Cheves Tract made by W. L. Gaillard, surveyor, February, 1943, recorded in Cabinet F, at Page 208.

This being the same property as conveyed to Eric Williams and Milford Williams by deed of Nathaniel Williams dated February 20, 2004 and recorded February 25, 2004 in Book 03847 at Page 00269 in the Berkeley County Register of Deeds Office.

Berkeley County TMS: 244-05-01-056

Property Address: Unaddressed parcel on Liberty Hall Road (Lot #26, +/- 1.15 ACs)

Proposed Zoning: Village Node (VN)

Attachments: Sale of Property Documentation (Proof of Ownership); Map Description of Parcel showing FLU, Surrounding Zoning, Property Boundaries

519 N Goose Creek Blvd, Goose Creek, SC 29445

Street Address, City, State, Zip Code

Natalie Zeigler, City Administrator — July 10, 2026

Print Name — Signature — Date

==========

For Municipal Use:

Petition received by Reagan Osbon, Annexation Coordinator, Date July 10, 2026

Description and Ownership verified by Reagan Osbon, Date July 10, 2026

By: Reagan Osbon, Date 07/10/2026

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, CFO

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

BUDGET AMENDMENT RELATED TO THE APPROPRIATION OF CITY FUNDS TO SUPPLEMENT FUNDING FROM THE PLANNED INSTALLMENT PURCHASE REVENUE BONDS, SERIES 2026 FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES

Background Summary

In accordance with Section 6-1-80 of the South Carolina Code of Laws, City Council will conduct a public hearing on the proposed ordinance authorizing the Installment Purchase Revenue Bond (IPRB) financing and the related amendment to the City's Fiscal Year 2026 budget.

The purpose of the public hearing is to receive public comment on the proposed budget amendment associated with the financing transaction prior to Council's consideration of second and final reading of the ordinance. Following the close of the public hearing, Council will consider the ordinance on second and final reading.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____	_____
Signature & Date	*Signature & Date*

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, Chief Financial Officer

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE AUTHORIZING THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION TO PROVIDE FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES, INCLUDING ALL IMPROVEMENTS AND FACILITIES RELATED THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO SUCH TRANSACTION, INCLUDING THE BASE LEASE AGREEMENT AND THE FACILITIES AGREEMENT; APPROPRIATING CERTAIN FUNDS OF THE CITY AND AMENDING THE FISCAL YEAR 2026 BUDGET TO EFFECT THE SAME; APPROVING THE ISSUANCE OF BONDS BY THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; DELEGATING AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO EFFECT SUCH TRANSACTION AND DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO.

Background Summary

As discussed in previous City Council workshops.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT

between

GOOSE CREEK MUNICIPAL FINANCE CORPORATION
as Seller

and

CITY OF GOOSE CREEK, SOUTH CAROLINA
as Buyer

$[PAR Amount]
GOOSE CREEK MUNICIPAL FINANCE CORPORATION
INSTALLMENT PURCHASE REVENUE BONDS
(CITY OF GOOSE CREEK PROJECTS)
SERIES 2026

Dated as of September 1, 2026

All right, title and interest of Goose Creek Municipal Finance Corporation in this Municipal Facilities Purchase and Occupancy Agreement (with certain exceptions) have been assigned to U.S. Bank Trust Company, National Association, as Trustee under the Trust Agreement dated as of September 1, 2026, and are subject to the security interest of the Trustee.

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MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT

This MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT dated as of September 1, 2026 (this "***Facilities Agreement***"), is made and entered into by and between the GOOSE CREEK MUNICIPAL FINANCE CORPORATION (together with its successors and assigns, the "***Corporation***"), a South Carolina nonprofit corporation, as seller, and the CITY OF GOOSE CREEK, SOUTH CAROLINA (the "***City***"), a political subdivision of the State of South Carolina (the "***State***"), as buyer.

WITNESSETH

WHEREAS, the Corporation is a nonprofit corporation formed under the provisions of Title 33, Chapter 31, Code of Laws of South Carolina 1976, as amended;

WHEREAS, the City is a political subdivision of the State and is authorized under the provisions of Sections 5-7-30 and 5-7-40, Code of Laws of South Carolina 1976, as amended, to enter into this Facilities Agreement;

WHEREAS, the Corporation and the City have entered into a Base Lease Agreement dated as of September 1, 2026 (the "***Base Lease***") pursuant to which the City has conveyed the Existing Facilities (as defined herein) to the Corporation and is leasing the 2026 Real Property (as such term is defined in the Base Lease) to the Corporation so that the Corporation, as consideration, may provide for the 2026 Project (as defined herein) and make the initial payment of Base Lease Rent from the proceeds of the Series 2026 Bonds (as defined herein);

WHEREAS, at present, the City faces challenges to certain public facilities that require the construction, reconstruction, acquisition, installation, renovation, and equipping, as applicable, of the Fire Facility and the Parking Facilities, as such terms are defined in Exhibit B (collectively, the "***2026 Project***"), as well as the construction, reconstruction, acquisition, installation, renovation, and equipping the Public Safety Facility as such term is defined in Exhibit B (the "***Ancillary Project***"). The total costs of the 2026 Project and the Ancillary Project, excluding financing costs therefor, are estimated to be approximately $25.7 million. The Fire Facility and the Parking Facilities constitute the sole Facilities hereunder. The Ancillary Project is not subject to the Base Lease or this Facilities Agreement. The costs of the 2026 Project will be paid from the proceeds of the Series 2026 Bonds, and other funds made available to the Corporation from the City (the "***Other Project Funds***"). The costs of the Ancillary Project will be paid from the initial payment of Base Lease Rent and other funds available to the City;

WHEREAS, the Corporation will sell the Facilities (as defined herein) to the City pursuant to the terms of this Facilities Agreement;

WHEREAS, in order to provide funds (i) to defray the cost of the 2026 Project, (ii) to make the initial payment of Base Lease Rent to defray the cost of the Ancillary Project, and (iii) to pay costs related to the issuance of the Series 2026 Bonds, the Corporation has entered into a Trust Agreement, dated as of September 1, 2026 (the "***Trust Agreement***"), by and between the Corporation and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"), and

authorized the issuance of its $[PAR AMOUNT] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "***Series 2026 Bonds***");

WHEREAS, the City Council of the City of Goose Creek, the governing body of the City, has enacted an authorizing ordinance on August 11, 2026 (the "***Authorizing Ordinance***"), the provisions of which authorize the City to enter into an installment purchase transaction for the purpose of effecting the financing of the 2026 Project and the City's purchase of the Facilities, subject to the conditions set forth in the Authorizing Ordinance;

WHEREAS, the City has agreed to make certain payments (as defined herein, the "***Installment Payments***") for the acquisition of the Facilities, and in return the Corporation has agreed to issue the Series 2026 Bonds for the purposes set forth herein, and, pending the acquisition of the Facilities pursuant to this Facilities Agreement, the City shall be entitled to the use and occupancy of the 2026 Real Property and the Facilities; and

WHEREAS, all right, title, and interest of the Corporation in this Facilities Agreement (with certain exceptions) including the right to receive Installment Payments, are being assigned by the Corporation to the Trustee under the Trust Agreement as security and a source of payment for the Series 2026 Bonds.

NOW, THEREFORE, for and in consideration of the Corporation's undertaking of the 2026 Project and initial payment of Base Lease Rent to the City for the costs of the Ancillary Project, the undertaking of the City to pay the Installment Payments hereunder, the mutual covenants and agreements of the parties hereto, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Corporation and the City, intending to be legally bound, do hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1 Definitions. Capitalized terms not otherwise defined herein shall have the meanings provided therefor in the Trust Agreement or as set forth below.

"***2026 Project***" means the construction, reconstruction, acquisition, installation, renovation, and equipping of any the costs of the acquisition, designing, redesigning, engineering, and renovating, as applicable, of the Fire Facility and the Parking Facilities for use by the City on the 2026 Real Property.

"***2026 Real Property***" has the meaning given such term in the Base Lease. As of the date of this Facilities Agreement, the 2026 Real Property is as described on Exhibit A hereof.

"***Additional Bonds***" has the meaning given such term in the Trust Agreement.

"***Additional Facilities***" means any facilities of the City acquired, improved, renovated, or constructed by the Corporation with the proceeds of Additional Bonds and made subject to this Facilities Agreement by an amendment to Exhibit B hereof.

"***Additional Payments***" means that portion of the Installment Payments specified in Sections 4.1, 4.2, and 4.4 hereof as Additional Payments.

"***Additional Real Property***" means any real property in addition to the 2026 Real Property that is or will become the site of Additional Facilities and as described in a supplement to the Base Lease.

"***Ancillary Project***" means the acquisition, construction, renovation, and equipping of the Public Safety Facility described in more detail in Exhibit B (or such other capital projects of the City as determined by the City), which are not subject to the Base Lease or this Facilities Agreement.

"***Available Sources***" means any legally available funds lawfully appropriated by the City Council, and which may include, but is not limited to, general fund monies, enterprise fund transfers, revenues from local option sales taxes, proceeds of general obligation debt or Additional Bonds.

"***Base Payments***" means that portion of the Installment Payments specified in Section 4.1 hereof as Base Payments.

"***Base Lease***" means the Base Lease Agreement dated as of September 1, 2026, between the City and the Corporation, as it may be amended or supplemented from time to time.

"***Base Lease Rent***" has the meaning given such term in the Base Lease.

"***Bond Fund***" means the fund of such name established pursuant to Section 5.5 of the Trust Agreement.

"***Bond Proceeds***" means the gross proceeds received from the issuance and sale of the Series 2026 Bonds.

"***City Council***" means the City Council of the City, as the governing body of the City, and any successor body.

"***City Facilities***" means that portion of the Facilities allocated to the City as the result of a partition under the provisions of Section 2.4 hereof.

"***Completion Date***" means the date on which the Corporation and the City provide the final requisition to the Trustee pursuant to Section 3.3(b) hereof.

"***Corporation Facilities***" means that portion of the Facilities allocated to the Corporation as the result of a partition under the provisions of Section 2.4 hereof.

"***Disclosure Undertaking***" means an agreement to provide information in accordance with Rule 15c2-12, the form of which is attached hereto as Exhibit F.

"***Environmental Laws***" means all federal, State and local laws, rules, regulations, ordinances, programs, permits, guidance, orders and consent decrees relating to health, safety

and environmental matters, including, but not limited to, the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, the Toxic Substances Control Act, as amended, the Clean Water Act, as amended, the Clean Air Act, as amended, the Superfund Amendments and Reauthorization Act of 1986, as amended, state and federal superfund and environmental cleanup programs and laws and U.S. Department of Transportation regulations.

"***Event of Default***" means the events set forth in Section 8.1 of this Facilities Agreement.

"***Event of Nonappropriation***" means (i) the failure by the City, for any reason, to specifically budget and appropriate moneys for a Fiscal Year that may be lawfully used to pay amounts due hereunder for such Fiscal Year or (ii) the provision by a City Representative (as defined in the Trust Agreement) of written notice to the Corporation and the Trustee of the City's intention to not appropriate funds that may be lawfully used to pay amounts due hereunder for a Fiscal Year. An Event of Nonappropriation will be deemed to occur on the earlier of the date on which the City gives notice to the Corporation and the Trustee under clause (ii) above or the January 15 following the commencement of a Fiscal Year in which a budget has been adopted which fails to appropriate amounts due hereunder for such Fiscal Year; provided, however, that an Event of Nonappropriation may be waived as provided for in Section 4.7 herein. Notwithstanding the foregoing, an Event of Nonappropriation shall be deemed not to have occurred if the City enacts an ordinance prior to December 1 of any Fiscal Year authorizing the issuance of bonds, notes or other obligations for the purpose of paying all Installment Payments due in the succeeding Fiscal Year, notice of which is delivered timely to the Trustee.

"***Existing Facilities***" has the meaning given such term in the Base Lease.

"***Facilities***" means the improvements currently existing and to be constructed on the 2026 Real Property (including the Existing Facilities and the 2026 Project and any other improvements currently existing or to exist on the 2026 Real Property (subject to Section 3.1(c) hereof)), including fixtures and any future additions, modifications, and substitutions to any facilities on the 2026 Real Property and any personal property located on the 2026 Real Property financed with the Series 2026 Bonds, as described in Exhibit B hereto.

"***Fiscal Year***" means the fiscal year of the City, currently beginning on each January 1 and ending on the succeeding December 31.

"***Force Majeure***" means, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies or terrorism; orders or restraints of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials of any civil or military authority; insurrection; riots; landslides; earthquakes; flood; fire; storms; droughts; explosion; breakage or accidents to machinery, transmission pipes or canals; or any other cause or event not within the control of the party seeking the benefit of force majeure and not due to its own negligence.

"***Hazardous Material***" means and includes any pollutant, contaminant, or hazardous, toxic or dangerous waste, substance or material (including without limitation petroleum products, asbestos-containing materials and lead), the generation, handling, storage,

transportation, disposal, treatment, release, discharge or emission of which is subject to any Environmental Law.

"***Holder***" or "***Bondholder***" means the Person in whose name a Bond is registered on the Register.

"***Installment Payments***" means the payments to be paid by the City pursuant to Sections 4.1, 4.2, and 4.4 hereof.

"***Net Proceeds***" when used with respect to any proceeds from policies of insurance required hereby or any condemnation award, or proceeds from any liquidation of any part of the Facilities, means the amount remaining after deducting from the gross proceeds thereof all expenses, including, without limitation, reasonable attorney's fees and costs, incurred in the collection of such proceeds or award.

"***Other Project Funds***" means funds in the amount of $7,160,274 paid by the City to defray a portion of the costs of the 2026 Project.

"***Outstanding***" has the meaning given such term in the Trust Agreement.

"***Partition Consultant***" means a person, firm or corporation selected by the City and the Corporation who or which is experienced in public finance and in the valuation of public facilities and is not a full-time employee of the Trustee, the City or the Corporation.

"***Partition Date***" has the meaning given such term in Section 2.4 hereof.

"***Permitted Encumbrances***" means, as of any particular time, (i) liens for taxes and assessments not then delinquent, or liens which may remain unpaid pursuant to the provisions of Sections 4.1 and 4.2, respectively, of this Facilities Agreement; (ii) the other Security Documents; (iii) utility, access and other easements and rights-of-way, restrictions and exceptions which do not interfere with or impair the use of the 2026 Real Property or the Facilities, including rights or privileges in the nature of easements; (iv) any financing statements filed to provide notice of security interests pursuant to this Facilities Agreement or the Trust Agreement; and (v) the matters described on Exhibit C hereto.

"***Project Fund***" means the fund of such name established pursuant to Section 5.2 of the Trust Agreement.

"***Public Safety Facility***" means the Ancillary Project described at Exhibit B hereto.

"***Purchase Option Price***" means an amount equal to the amount required to defease or otherwise discharge the Series 2026 Bonds Outstanding under the Trust Agreement plus the amount of any Additional Payments which are due or accrued hereunder at the time which any purchase option hereunder is exercised.

"***Purchase Price***" means the sum of all Base Payments to be made hereunder which Purchase Price may be recalculated in the event of any prepayment of Base Payments provided for in Section 9.1 hereof.

"***Rating Agency***" means a credit rating agency.

"***Rule 15c2-12***" means Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended.

"***Security Documents***" means this Facilities Agreement, the Base Lease, the Trust Agreement, financing statements, if any, and any other instruments or documents providing security for the Holders of the Series 2026 Bonds, provided all Security Documents, or copies thereof, must be filed with the Trustee.

"***Series 2026 Bonds***" means the $[PAR AMOUNT] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 of the Corporation, authorized by and secured under the Trust Agreement.

"***State***" means the State of South Carolina.

"***Waiver Period***" means the period of time commencing on the date an Event of Nonappropriation is deemed to occur and ending and including the date that is the 15th day prior to the first Bond Payment Date occurring in the fiscal year in which such Event of Nonappropriation occurs.

Section 1.2 Terms and Rules of Construction. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Trust Agreement unless the context clearly indicates to the contrary. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words importing the singular number shall include the plural and vice versa, and words importing person shall include firms, associations and corporations, including public bodies, as well as natural persons.

The table of contents hereto and the headings and captions herein are not a part of this document. Three asterisks mark the end of each article.

Section 1.3 City Representations, Warranties and Covenants. The City makes the following representations, warranties and covenants:

(a) The City is a political subdivision of the State and has full power and legal right to enter into this Facilities Agreement and the Base Lease and to perform its obligations hereunder and thereunder. The City's actions in making and performing its obligations under this Facilities Agreement and the Base Lease have been duly authorized by all necessary governmental action and will not violate or conflict with any law or governmental rule or regulation, or any mortgage, agreement, instrument, or other document by which the City or its properties are bound.

(b) The City is a political subdivision within the meaning of Section 103(c)(1) of the Code.

(c) The City will take such action as is necessary to ensure that the proceeds of the Series 2026 Bonds and Other Project Funds are applied solely to pay the costs of the 2026

Project and will take such action as is necessary to assure that the 2026 Project is completed, furnished, and occupied by the City. In the event the amounts available from the Bond Proceeds together with the Other Project Funds appear to be insufficient for such purpose, the City will use its best efforts to provide for the payment of such costs from Available Sources.

(d) No portion of the Facilities will be used in the trade or business of a person who is not a "political subdivision" within the meaning of Section 103(c)(1) of the Code, without the written approval of Bond Counsel or as may be described in the Tax Certificate associated with the Series 2026 Bonds.

(e) Except as disclosed in the Official Statement for the Series 2026 Bonds, there is no fact which will materially and adversely affect the properties, activities, operations, revenues, prospects or condition (financial or otherwise) of the City, its status as a political subdivision of the State within the meaning of Section 103(c)(1) of the Code, its ability to own and operate its property in the manner such property is currently operated or its ability to perform its obligations under this Facilities Agreement and the Base Lease.

(f) Except as disclosed in the Official Statement for the Series 2026 Bonds, there are no proceedings pending or, to the knowledge of the City, threatened in writing against or affecting the City, in any court or before any governmental authority or arbitration board or tribunal that, if adversely determined, would materially and adversely affect the properties, operations, prospects or condition (financial or otherwise) of the City, or the corporate existence or powers or ability of the City to enter into and perform its obligations under this Facilities Agreement and the Base Lease.

(g) The execution and delivery of this Facilities Agreement and the Base Lease, and the consummation of the transactions provided for herein and therein, and compliance by the City with the provisions of this Facilities Agreement and the Base Lease:

(i) are within the governmental powers and have been duly and validly authorized by all necessary governmental and other action on the part of the City; and

(ii) do not and will not conflict with or result in any material breach of any of the terms, conditions or provisions of, or constitute a default under, any indenture, loan agreement or other agreement or instrument, or result in the creation or imposition of any lien, charge, or encumbrance upon any property or assets of the City (other than this Facilities Agreement and the Base Lease) or any governmental restriction to which the City is a party or by which the City, its properties or operations may be bound or with the giving of notice or the passage of time or both would constitute such a breach or default or result in the creation or imposition of any such lien, charge or encumbrance, which breach, default, lien, charge or encumbrance could materially and adversely affect the validity or the enforceability of this Facilities Agreement and the Base Lease or the City's ability to perform fully its obligations under this Facilities Agreement and the Base Lease; nor will such action result in any violation of any laws, ordinances, governmental rules or regulations or court or other governmental orders to which the City, its properties or operations are subject.

(h) No event has occurred and no condition exists that constitutes an Event of Default or which, upon the execution and delivery of this Facilities Agreement, or the passage of time or giving of notice or both, would constitute an Event of Default. The City is not in violation in any material respect, and has not received notice of any claimed material violation (except such violations as do not, and shall not, have any material adverse effect on the transactions herein contemplated and the compliance by the City with the terms hereof, or the other Security Documents), of any terms of any court order, statute, regulation, ordinance, agreement, or other instrument to which it is a party or by which it, its properties or its operations may be bound.

(i) This Facilities Agreement is a legal, valid and binding obligation of the City, enforceable against the City in accordance with its terms except as such enforceability may be limited by bankruptcy, insolvency, or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity; anything herein to the contrary notwithstanding, this Facilities Agreement is subject in its entirety to the right of the City to terminate this Facilities Agreement and all the terms and provisions hereof by failing to budget and appropriate moneys specifically to pay Installment Payments, as provided in Sections 2.2, 4.6 and 4.7 hereof.

(j) The use and the operation of the 2026 Real Property and the Facilities in the manner contemplated will not conflict in any material respect with any zoning, water, or air pollution or other ordinance, order, law, rule, or regulation applicable to the 2026 Real Property and the Facilities including, without limitation, Environmental Laws. The City will operate or will cause the Facilities to be operated in compliance with the requirements of all such laws, ordinances, rules and regulations, including, without limitation, Environmental Laws. The City further covenants and agrees to comply in all material respects with and materially conform to, or use its reasonable efforts to cause other persons whose obligation it is to so comply by contract or pursuant to law to comply in all material respects with and materially conform to, all present and future laws, statutes, codes, ordinances, orders, judgments, decrees, injunctions, rules, regulations and every applicable governmental authority, including Environmental Laws applicable to the 2026 Real Property and the Facilities, and the Ancillary Project, and all covenants, restrictions and conditions now or hereafter of record which may be applicable to the use, manner of use, occupancy, possession, operation, maintenance, alteration, repair or reconstruction of the 2026 Real Property and the Facilities, including building and zoning codes and ordinances (collectively, the "***Legal Requirements***"), provided that the City shall not be in default hereunder so long as the City promptly after receiving an actual written notice of any noncompliance, files a copy thereof with the Trustee and the City commences and uses its diligent efforts to cause compliance with such Legal Requirements, as long as the failure to comply and conform does not subject the 2026 Real Property or the Facilities to any material danger of being forfeited or lost as a result thereof. The City possesses or will possess, and the City hereby agrees to maintain and obtain in the future, all necessary licenses and permits, or rights thereto, to operate the Facilities as proposed to be operated, and all such licenses, permits or other approvals required in connection with the operation of the Facilities have been duly obtained and are in full force and effect except for any such licenses, permits or other approvals that are not yet required and that will be duly obtained not later than the time required or the failure to obtain which will not materially and adversely affect the operation of the Facilities. The City covenants and agrees to do all things necessary to preserve and keep in full force and effect its franchises, rights, powers, and privileges as the same relate to the Facilities.

(k) The City has approved the Corporation and the issuance by the Corporation of the Series 2026 Bonds.

(l) The City has not terminated any lease, lease-purchase agreement, or installment purchase agreement by nonappropriation.

(m) The officer of the City charged with the responsibility for formulating budget proposals shall include in the budget proposals for review and consideration by the City Council in any Fiscal Year in which this Facilities Agreement shall be in effect, provision for all Installment Payments required for such Fiscal Year under this Facilities Agreement.

(n) To its knowledge, Hazardous Materials have not at any time been generated, used, treated, recycled, stored on, or transported to or from, or released, deposited, or disposed of on the portion of the 2026 Real Property owned by it on the date hereof other than in compliance at all times with all applicable Environmental Laws.

(o) The City covenants that all amounts received by it pursuant to Section 5.3(d) of the Trust Agreement and all "investment proceeds" thereon (net of administrative costs) will be applied to pay the costs of the Ancillary Project.

Section 1.4 Corporation Representations, Warranties, and Covenants. The Corporation makes the following representations, warranties, and covenants:

(a) The Corporation is a duly organized and validly existing nonprofit corporation created under the laws of the State, has the requisite power to carry on its present and proposed activities, and has full power, right, and authority to enter into this Facilities Agreement, the Trust Agreement and the Base Lease and to perform each and all of the obligations of the Corporation provided herein and therein.

(b) The Corporation has taken or caused to be taken all requisite corporate action to authorize the execution and delivery of, and the performance of its obligations under, this Facilities Agreement, the Base Lease, and the Trust Agreement.

(c) By proper corporate action, the officers of the Corporation have been duly authorized to execute and deliver this Facilities Agreement, the Base Lease, and the Trust Agreement.

(d) The execution and delivery by the Corporation of this Facilities Agreement, the Base Lease, and the Trust Agreement and the consummation by the Corporation of the transactions contemplated hereby and thereby have not and will not conflict with or constitute a breach of or default under the Corporation's articles of incorporation or bylaws or any bond, debenture, note or other evidence of indebtedness of the Corporation, or any contract, agreement, or instrument to which the Corporation is a party or by which it is bound.

(e) Each of this Facilities Agreement, the Base Lease, and the Trust Agreement has been or will be duly executed and delivered by the Corporation and constitutes or will constitute a legal and valid obligation of the Corporation, enforceable against the Corporation in

accordance with its terms, except as enforcement may be limited by laws affecting creditors' rights generally and except as equitable remedies may be limited by judicial discretion.

(f) Other than as disclosed in the Official Statement for the Series 2026 Bonds, there is no litigation pending and served on the Corporation that challenges the Corporation's authority to execute, deliver, or perform its obligations under this Facilities Agreement and the Corporation has disclosed any threatened litigation with respect to such matters of which the Corporation is aware.

(g) The Corporation is in material compliance with all applicable laws, regulations, and ordinances, including, but not limited to, those applicable to the Corporation's activities in connection with this Facilities Agreement.

(h) The Corporation is a South Carolina nonprofit, public benefit corporation, no part of the net income of which inures to the benefit of any private individual or organization.

(i) To defray the costs of the 2026 Project, to pay Base Lease Rent, and for such other purposes contemplated hereby and by the Trust Agreement, the Corporation will enter into the Trust Agreement pursuant to which it will issue the Series 2026 Bonds payable from and secured by the Installment Payments under this Facilities Agreement.

* * *

ARTICLE II

INSTALLMENT SALE OF FACILITIES; USE OF 2026 REAL PROPERTY AND FACILITIES AND TERM THEREOF

Section 2.1 Installment Sale of Facilities; Use of 2026 Real Property and Facilities; Term. The Corporation hereby agrees to sell the Facilities to the City in accordance with the provisions hereof. On the date hereof, the Corporation has a valid leasehold interest in the 2026 Real Property and holds fee title to the Facilities thereon.

Upon the payment of each payment of Base Payments from funds other than amounts constituting Bond Proceeds (including income from the investment of such amounts), title to an undivided interest in the Facilities equal to that percentage of the Purchase Price represented by such payment will transfer from the Corporation to the City without further action by either party hereto.

Any prepayment of Base Payments which is used to redeem any Series 2026 Bonds will result in a recalculation of the Purchase Price to take account of such prepayment and, upon the making of such prepayment, the City shall be credited with an undivided ownership interest in the Facilities equal to that percentage of the total Purchase Price, as adjusted, represented by the total of all Base Payments made.

Subject to the provisions of Article VIII hereof, the City shall have the exclusive right to occupy and use the 2026 Real Property and the Facilities during the term hereof. Subject to the provisions of Sections 2.2 and 2.3 hereof, this Facilities Agreement shall be for a term beginning with the date of execution and delivery hereof, and ending on September 1, 2046.

During the term hereof, the City may permit use of portions of the 2026 Real Property and the Facilities subject to the following limitations: (i) the 2026 Real Property and the Facilities shall not be used in any manner that interferes with the use of such property by the City for the purposes for which it was designed or is then being used; (ii) any such agreement shall be voidable by the Trustee upon the occurrence of an Event of Default or an Event of Nonappropriation hereunder; and (iii) the City shall monitor all such use to ensure continued compliance with the provisions of the Tax Certificate, if any, relating to the Series 2026 Bonds and Section 5.3 hereof.

Section 2.2 Termination. The term of this Facilities Agreement shall terminate upon the earliest of any of the following events:

(a) the occurrence of an Event of Nonappropriation which is not thereafter duly waived or cured;

(b) the purchase by the City of all of the Facilities as provided in Article IX of this Facilities Agreement;

(c) the occurrence of an Event of Default under and termination of this Facilities Agreement by the Corporation or Trustee under Article VIII hereof; or

(d) the later of [September 1, 2046], which date constitutes the last day of the term hereof, or such date as all Installment Payments due hereunder shall be paid in full.

Termination of the term of this Facilities Agreement shall terminate all obligations of the City under this Facilities Agreement, including its obligations to pay future Installment Payments, and other amounts that have not been appropriated (excluding, however, amounts payable under Section 2.3 hereof and other amounts specifically provided for herein), subject to identification as provided in Section 2.4 hereof, shall terminate the City's rights of possession under this Facilities Agreement of the Corporation Facilities (except to the extent of any conveyance pursuant to Article IX of this Facilities Agreement); but all other provisions of this Facilities Agreement, including all obligations of the Corporation with respect to the Holders of the Bonds and the receipt and disbursement of funds and all rights and remedies of the Corporation specifically provided herein, shall be continuing until the Trust Agreement is discharged as provided therein. Notwithstanding the foregoing, termination of the term of this Facilities Agreement shall not impair the City's rights as landlord or the Corporation's rights as tenant under the Base Lease, except as provided in the Base Lease.

Section 2.3 Holdover Terms. In the event the City fails to deliver possession to the Corporation of the Corporation Facilities or any part thereof pursuant to Section 2.4 hereof, the City shall be unconditionally liable for the payment of all Installment Payments, including Additional Payments, for successive six month periods with each such period commencing on the Bond Payment Date following the last due date of Base Payments hereunder until the City delivers possession of the Corporation Facilities to the Corporation. The obligations of the City under this Section 2.3 shall not in any manner constitute a pledge of the full faith, credit, or taxing power of the City within the meaning of any State constitutional or statutory provision.

Section 2.4 Surrender of Possession Upon Termination; Partition of Undivided Interests. Upon (a) the occurrence of an Event of Default or an Event of Nonappropriation which results in termination hereof or (b) termination of all rights of the City hereunder, and at the written direction of the Trustee, the City and the Corporation shall proceed to partition the Facilities so that the percentage of undivided interests in the title to the Facilities will be converted, to the extent feasible, into like percentages of title in accordance with Exhibit E hereof and the following provisions. The date upon which the Trustee gives such written direction shall be the "***Partition Date***."

Division of Facilities. Within a reasonable time after the Partition Date (but in no event longer than 60 days after the Partition Date), the City and the Corporation shall propose a division of Facilities or, in the event the City and the Corporation notify the Trustee in writing that they are unable to agree on a proposed division or they have not proposed a division of the Facilities within the time period provided by the previous sentence, the Trustee shall, at the expense of the City, appoint a Partition Consultant selected by the City and the Corporation experienced in the valuation of municipal facilities to propose a division of the respective interests in the Facilities. The Partition Consultant shall propose a division of the Facilities within a reasonable time after the Partition Date. The Partition Consultant shall endeavor, to the extent practicable, to allocate the Facilities between the City and the Corporation in a fair and equitable fashion taking into account the following factors: (1) entire buildings, if possible, will be assigned to each of the City and the Corporation; and (2) if portions of the Facilities will be

assigned to each of the Corporation and the City. The Partition Consultant shall propose such partition as will, in the aggregate, best protect the interests of the Holders (subject to the provisions of this Section 2.4); and (3) the deletion, reduction or release (without exchange or substitution) of any Released Facility pursuant to Section 5.1(c) hereof or pursuant to the last two paragraphs of Section 3.6 of the Base Lease shall be taken into account for purposes of determining the portions of the Facilities to be allocated between the Corporation and the City.

Valuation of Facilities. For purposes of any partition, the Facilities will be valued based on insured values at the time of partition, although the percentage of the Facilities being purchased on an annual basis through Installment Payments, is set forth on Exhibit E hereof. In allocating the Facilities to the percentage of undivided interests in the Facilities to be conveyed to the City or retained by the Corporation, such insured values (at time of partition) and percentages set forth on Exhibit E hereof shall be used rather than the current market or other valuation of Facilities associated therewith.

Partial Divisions. In the event that the Partition Consultant is unable to devise a partition that results in complete buildings comprising Facilities being assigned to the City or the Corporation, then such partition shall be made so as to provide the City's and the Corporation's respective interests to be allocated to Facilities in a manner consistent with other provisions of this Section 2.4. The portion of the Facilities which is property allocated to the City but is not a complete building comprising Facilities shall be designated as a "***City Partial Facilities Component***." With respect to a City Partial Facilities Component, the City may (i) continue to occupy the entire Facilities Component which includes a City Partial Facilities Component if it agrees to make payments (as specified in Section 2.3) in amounts to be determined by the Partition Consultant as the proper charge for use of the Corporation's interest in such Facilities Component (the "***Corporation Partial Facilities Component***"); (ii) purchase the Corporation's interest in such Corporation Partial Facilities Component by the payment of the amount determined by Partition Consultant; or (iii) cede occupancy rights in the City Partial Facilities Component to the Corporation for the duration of the term of the Base Lease. In determining the purchase price if the City elects to purchase the Corporation's interest in a Corporation Partial Facilities Component, the Partition Consultant shall determine the prepayment amount that would be required under the second paragraph of Section 2.1 to result in a complete allocation of such Facilities to the City. In setting the payments to be made by the City if it chooses to continue to occupy the such Facilities, the Partition Consultant shall set a payment that is not less than the amount of total Base Payments allocable to such Facilities that would have been payable from and after the Partition Date if this Facilities Agreement or the rights of the City hereunder had not been terminated.

Partition Report; Finality. The Partition Consultant shall propose a partition report regarding the division of the Facilities not later than 45 days after the Partition Date. The City, the Corporation and the Trustee shall have seven days from the receipt of the Consultant's proposal to object to the partition recommended therein, and if there is no objection, the report shall be final. If there is any objection, the Partition Consultant shall issue a final partition report not later than seven days after the last date on which objection could be made and such report shall be conclusively binding upon all parties. The Trustee shall be fully protected in relying on any report of the Partition Consultant which is accepted by both the City and the Corporation,

and the Trustee has no duty or obligation to make any determination or evaluation with respect to such agreed to partitions.

Instruments of Conveyance. Within a reasonable time (but in no event sooner than 30 days or later than 60 days) after the partition report becomes final, the City and the Corporation shall exchange deeds or other instruments vesting title to such of the Facilities as is required to effect such partition; provided, however, that any conveyance deed or other instrument made by the Corporation shall be made in the manner and subject to the conditions set forth in Section 9.2 hereof. Immediately thereafter, the City shall deliver up or cause to be delivered up peaceable possession of the Corporation Facilities to the Corporation, together with the related portion of the 2026 Real Property, without delay, in good repair and operating condition, excepting reasonable wear and tear; provided, however, that in the event of a partial division, the terms relating to City Partial Facilities Components described above shall control. Any portion of the Facilities retained by the Corporation in connection with such partition shall remain, at all times, subject to the terms of the Base Lease.

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ARTICLE III

USE AND DISBURSEMENT OF PROCEEDS

Section 3.1 Issuance of Series 2026 Bonds; Construction of 2026 Project. (a) Upon the issuance of the Series 2026 Bonds, the Trustee will deposit the proceeds of the Series 2026 Bonds into the Project Fund and the Cost of Issuance Fund, in the amounts specified in Section 5.1 of the Trust Agreement, to be used (i) to defray the cost of the 2026 Project, (ii) to make the initial payment of Base Lease Rent, and (iii) to pay costs related to the issuance of the Series 2026 Bonds.

(b) The Corporation hereby agrees to undertake the 2026 Project. The Corporation and the City acknowledge and agree that the City, as agent for the Corporation, will be responsible for obtaining any and all contracts and agreements necessary or appropriate for the purchase and installation, or for any construction or installation, to be performed in connection with the 2026 Project and the City shall be the agent of the Corporation for all such purposes.

(c) The City may install machinery, equipment, and other tangible personal property in the Facilities and on the 2026 Real Property and all such machinery, equipment and other tangible personal property not acquired or financed with the Bond Proceeds or Other Project Funds will remain the sole property of the City.

Section 3.2 Notices and Permits. The Corporation shall cooperate with the City in order to give or cause to be given all notices and shall comply or cause compliance with all laws, ordinances, municipal rules and regulations and requirements of public authorities applying to or affecting the conduct of any work relating to the 2026 Project. To the extent permitted by law, the City will defend and save the Corporation, the Trustee and their respective members, directors, officers, agents, and employees harmless from all liabilities, damages, or fines due to failure to comply therewith.

Section 3.3 Disbursements from the Project Fund and the Cost of Issuance Fund. (a) The (i) balance of the Bond Proceeds (net of any underwriter's discount, and costs of issuance, and (ii) Other Project Funds, shall be deposited by the Trustee into the Project Fund (and the accounts therein described in Section 5.2 of the Trust Agreement). As provided in Section 5.1 of the Trust Agreement, disbursements from the Cost of Issuance Fund (as described in Section 5.2 of the Trust Agreement) shall be made to provide for payment of the costs of issuance of the Series 2026 Bonds, and disbursements from the Project Fund shall be made to defray the costs of the 2026 Project and to pay the Base Lease Rent to the City.

(b) As provided in Section 5.3(b) of the Trust Agreement, the final requisition from the Project Fund shall contain, among other things, a certification by the Corporation and the City stating that the 2026 Project, and with respect to the City's certification only, the Ancillary Project, have been substantially completed in accordance with the terms and conditions of this Facilities Agreement and compliance in all material respects with all applicable governmental regulations. As used in this paragraph, "substantial completion" of the 2026 Project and the Ancillary Project shall mean completion such that the equipment and improvements undertaken

in connection therewith are in working condition notwithstanding the fact that certain minor items of work remain to be done.

(c) Upon receipt of the final requisition with respect to the 2026 Project, the Trustee shall apply any balance then remaining in the Project Fund in the manner provided in Section 5.4 of the Trust Agreement.

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ARTICLE IV

INSTALLMENT PAYMENTS; ASSIGNMENT TO TRUSTEE

Section 4.1 Installment Payments.

(a) *Installment Payments to Constitute a Current Expense of the City*. The Corporation and the City understand and intend that the obligation of the City to pay Installment Payments hereunder shall constitute a current expense of the City and are dependent upon lawful appropriations of funds being made by the City Council from Available Sources to pay Installment Payments due in each Fiscal Year hereunder, and shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the Available Sources, general tax revenues, funds, moneys, or credit of the City.

It is understood and agreed that a payment of Other Project Funds shall be paid by the City as of the date hereof as a single payment in the amount of $7,160,274 and that the sources of funds from which the City intends to make such payment are Available Sources, and the City has identified such sources and approved the amounts of such funds from such sources for use in making such payment.

(b) *Payment of Base Payments.* Subject to an Event of Nonappropriation as described in Section 4.7 hereof, on or before the 15th day of the month prior to each Bond Payment Date during the period this Facilities Agreement is in effect, the City shall pay to the Trustee, as assignee of the Corporation, the Base Payments (exclusively from Available Sources specifically budgeted and appropriated for such purpose in lawful money of the United States of America), which payments shall be made to the Trustee as assignee of this Facilities Agreement, in the amounts set forth on Exhibit D hereto; provided, that nothing herein shall constitute a pledge of the Available Sources, general tax revenues, funds, moneys, or credit of the City, and payments on account thereof, if and when received by the Trustee, shall satisfy the City's obligation to make any Base Payment then due and shall constitute such Base Payment to the extent received. Each payment of the Base Payments, shall be in consideration for the conveyance of title to an undivided ownership interest in the Facilities as and to the extent provided in Section 2.1 hereof. As further consideration for the receipt of the Base Payments and payment of Other Project Funds, the City shall be entitled to the use and occupancy of all of the 2026 Real Property and the Facilities during the applicable Fiscal Year in which such payments are or will be made.

(c) *Payment of Additional Payments.* The City agrees to pay, subject to the provisions of Section 4.7 hereof, the following amounts as Additional Payments together with such other sums as are provided for herein:

(i) The amounts provided for in Sections 4.2 and 4.4 hereof to the parties referred to therein;

(ii) Any amounts due upon receipt of written notice from the Trustee pursuant to Section 5.5(e) of the Trust Agreement;

(iii) Within the period of time specified in Sections 5.5(e) and 5.7(i) of the Trust Agreement, the amount of moneys necessary to re-establish a subaccount of the Reserve Account at the applicable Reserve Requirement (as such term is defined in the Trust Agreement) as may be required pursuant to said Sections 5.5(e) and 5.7(i) of the Trust Agreement;

(iv) All reasonable costs and expenses incurred or to be paid by the Corporation or the Trustee, as the case may be, under the terms of this Facilities Agreement or the Trust Agreement, including, without limitation, the amounts specified in Section 4.4 hereof and amounts payable by the Corporation pursuant to or contemplated by repurchase, forward delivery, or other investment agreements which are Permitted Investments under the Trust Agreement; and

(v) Amounts required to pay premiums on insurance for the 2026 Real Property or the Facilities if such amounts are not paid directly by the City to the applicable insurer.

The Corporation may, but shall be under no obligation to, advance moneys (i) to pay taxes, assessments and other governmental charges with respect to the 2026 Real Property and the Facilities, (ii) for the discharge of mechanic's and other liens relating to the 2026 Real Property and the Facilities, (iii) to obtain and maintain insurance for the 2026 Real Property and the Facilities and pay premiums therefor, and (iv) generally, to make payments and incur expenses in the event that the City fails to do so as required by this Facilities Agreement or the Base Lease. As provided in Section 6.11 of the Trust Agreement, the Trustee may take any such action. Any such advances shall continue to be due as Additional Payments hereunder.

(d) *Credits*. The City shall be entitled to a credit against payments of Base Payments in the amount of any deposits in the Bond Fund provided for in the Trust Agreement. In addition to the credit provided in the preceding sentence, the amount payable by the City as Base Payments will be reduced by the amount of money in the applicable subaccount of the Acquisition Account (as defined in the Trust Agreement) to be credited against those payments, including without limitation accrued interest on the Series 2026 Bonds to the extent such amounts will be used to make payments on the Series 2026 Bonds. In this connection, if applicable, when amounts remaining in a subaccount of the Reserve Account equal or exceed the remainder of the applicable Base Payments due, such amounts shall be transferred to the applicable subaccount of the Acquisition Account as and when needed for payment of such Base Payments.

(e) *Continuation of Term by City.* The City has no reason to believe, as of the date hereof, that it will not continue making Installment Payments through the entire term of this Facilities Agreement, and reasonably believes that it will pay the Installment Payments due or coming due hereunder in order to continue to use the Facilities. The City presently intends to maintain its capacity to issue general obligation debt that does not require voter approval, in amounts and at times, together with other Available Sources, sufficient to make Base Payments when due; provided, however, that the City makes no representation or warranty as to its ability to issue general obligation debt in the future. The City shall deliver notice to the Trustee within

five days of receipt of a petition conforming to Section 5-17-20 of the South Carolina Code requesting repeal of an ordinance authorizing general obligation debt.

All representations and covenants contained in this Facilities Agreement are subject to the ability of the City to terminate this Facilities Agreement and all obligations hereunder as provided in Section 4.7 hereof.

Section 4.2 Installment Payments Not Subject to Reduction, Offset or Other Credits. (a) The City and the Corporation intend that this Facilities Agreement shall yield, net, the Base Payments specified in Section 4.1 hereof during the term of this Facilities Agreement, and that all costs, expenses, liabilities and obligations of any kind and nature whatsoever including, without limitation, any ad valorem taxes or other taxes levied against holders of real or personal property, insurance premiums, utility charges and assessments and all operation, maintenance, repair, and upkeep expenses relating to the 2026 Real Property and the Facilities and the use of the 2026 Real Property and the Facilities which do not constitute Base Payments, or other obligations relating to the 2026 Real Property and the Facilities which may arise or become due during the term of this Facilities Agreement and which the Corporation except for this Facilities Agreement or the terms of the Base Lease would ordinarily be required to pay as owner of the 2026 Real Property and the Facilities (regardless of whether the City as owner would be so required to pay) shall either be paid under the provisions of the Base Lease or be included in the Installment Payments and paid by the City as Additional Payments under this paragraph (a). The City acknowledges that, under the provisions of the Base Lease, it has retained responsibility for the payment of taxes and insurance on the 2026 Real Property and the Facilities and the property associated therewith and the obligations of the City under the Base Lease are not subject to the limitations of Section 4.6 hereof.

(b) All payments of Additional Payments referred to in Section 4.2(a) above shall be made by the City in immediately available funds on a timely basis directly to the person or entity to which such payments are owed; provided, however, subject to the terms hereof and the other Security Documents, the City shall not be required to pay, discharge or remove any tax, lien, or assessment, or any mechanic's, laborer's or materialman's lien or encumbrance, or any other imposition or charge against the 2026 Real Property and the Facilities or any part thereof, or comply with any law, ordinance, order, rule, regulation or requirement, as long as the City shall, after prior written notice to the Corporation and the Trustee, at the City's expense, contest the same or the validity thereof in good faith, by action or inaction which shall operate to prevent (i) the collection of the tax, lien, assessment, encumbrance, imposition or charge so contested, or the enforcement of such law, ordinance, order, rule, regulation or requirement, as the case may be, and (ii) the sale of the Facilities or any part thereof to satisfy the same or to enforce such compliance; provided further, that the City shall have given reasonable security as may be demanded by the Corporation, the Trustee, or both, to insure such payment and prevent any sale or forfeiture of the Facilities or any part thereof by reason of such nonpayment or noncompliance.

Section 4.3. Prepayment of Installment Payments. The City may prepay Installment Payments in whole or in part as provided in, and under the conditions prescribed under, Sections 7.3 and 9.1 hereof, or at any time that the City so determines for the purpose of providing for the redemption of Series 2026 Bonds as provided in Section 4.1 of the Trust

Agreement. The City shall notify the Trustee in writing of the dates on which the Series 2026 Bonds corresponding to any prepayment hereunder are to be redeemed or purchased (as applicable) and the amount to be so redeemed or purchased on each such date, all in accordance with the provisions of the Trust Agreement. The Trustee may request such reasonable information and reports as may be necessary to establish the sufficiency of the payments to be made at the time of such prepayment or purchase, respectively.

Section 4.4 Administrative Expenses. Subject to the provisions of Section 4.7 hereof, the City shall pay as Additional Payments (i) the periodic fees and expenses from time to time of the Trustee and any Paying Agent incurred in administering the Trust Agreement and the Series 2026 Bonds, and (ii) any expenses, including, but not limited to, fees for legal, financial and accounting services and costs of directors and officers insurance incurred by the Corporation or the Trustee to compel full and punctual performance of this Facilities Agreement in accordance with the terms hereof.

Section 4.5 Assignment of Facilities Agreement, Manner of Payment. As security for and the source of payment of the Series 2026 Bonds, pursuant to the Trust Agreement, the Corporation has assigned to the Trustee all of its right, title and interest in and to this Facilities Agreement, except for the right of the Corporation to receive indemnity against claims and payment of its fees and expenses pursuant to Sections 4.2, 4.4, and 5.5 hereof and to receive notices thereunder. The City consents and agrees to the assignment of this Facilities Agreement as provided herein. The City covenants to fully perform, in timely fashion, all of its covenants, agreements and obligations under this Facilities Agreement, and to make all payments required by the City under this Facilities Agreement (other than payment for indemnity and fees and expenses of the Corporation) directly to the Trustee, all without set-off, defense or counterclaim by reason of any dispute which the City may have with the Corporation or the Trustee.

Section 4.6 Limited and Special Obligation of City. Upon the occurrence of an Event of Nonappropriation, this Facilities Agreement may be terminated as of the end of the last Fiscal Year which is not affected by such Event of Nonappropriation, and the City shall not be obligated to pay the Installment Payments provided for in this Facilities Agreement beyond the end of such Fiscal Year (except as otherwise provided herein). If this Facilities Agreement is terminated under this Section 4.6 or as provided in Section 4.7 or Section 2.2, the City agrees to peaceful delivery of that portion of the Facilities to be retained by the Corporation or its assigns as provided in Section 2.4 hereof.

The obligations of the City to make Installment Payments required under this Article IV and other sections hereof, and to perform and observe the covenants and agreements contained herein, shall be absolute and unconditional in all events, except as expressly provided under this Facilities Agreement. Notwithstanding any dispute involving the City and any of the Corporation, any contractor, subcontractor, or supplier of materials or labor, or any other person, the City shall make all Installment Payments when due and shall not withhold any Installment Payments pending final resolution of such dispute, nor shall the City assert any defense or right of set-off, recoupment, or counterclaim against its obligation to make such payments required under this Facilities Agreement.

The City's obligation to make Installment Payments during the term of this Facilities Agreement shall not be abated through accident or unforeseen circumstances. The City agrees not to suspend, reduce, abrogate, diminish, postpone, modify, discontinue, withhold, or abate any portion of the payments required pursuant to this Facilities Agreement by reason of any defects, malfunctions, breakdowns, or infirmities of the 2026 Real Property or the Facilities, failure of the Corporation to complete the acquisition, construction, installation, or equipping of the 2026 Project, failure of the City to occupy or to use the Facilities as contemplated in this Facilities Agreement or otherwise, any change or delay in the time of availability of the 2026 Real Property or the Facilities, any acts or circumstances which may impair or preclude the use or possession of the 2026 Real Property or the Facilities, any defect in the title, design, operation, merchantability, fitness, or condition of the 2026 Real Property or the Facilities or in the suitability of the 2026 Real Property or the Facilities for the City's purposes or needs, failure of consideration, the invalidity of any provision of this Facilities Agreement, any acts or circumstances that may constitute an eviction or constructive eviction, destruction of or damage to the 2026 Real Property or the Facilities, the taking by eminent domain of title to or the use of all or any part of the 2026 Real Property or the Facilities, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State or any political subdivision of either thereof or in the rules or regulations of any governmental authority, or any failure of the Corporation to perform and observe any agreement, whether express or implied, or any duty, liability, or obligation arising out of or connected with this Facilities Agreement.

Nothing contained in this section shall be construed to release the Corporation from the performance of any of the agreements on its part herein contained. In the event the Corporation should fail to perform any such agreement on its part, the City may institute such action against the Corporation as the City may deem necessary to compel performance so long as such action does not abrogate the City's obligations under this Facilities Agreement. The City may, however, at its own cost and expense and in its own name or in the name of the Corporation, prosecute or defend any action or proceeding or take any other action involving third persons which the City deems reasonably necessary in order to secure or protect its right of possession, occupancy, and use under this Facilities Agreement, and in such event the Corporation hereby agrees to cooperate fully with the City and to take all action necessary to effect the substitution of the City for the Corporation in any such action or proceeding if the City shall so request. It is the intention of the parties that the payments required by this Facilities Agreement will be paid in full when due without any delay or diminution whatsoever, subject only to the special and limited nature of the City's obligation to pay Installment Payments hereunder as set forth above.

The obligations of the City under this Facilities Agreement shall not constitute a pledge of the full faith, credit, or taxing power of the City within the meaning of any State constitutional or statutory provision.

Section 4.7 Event of Nonappropriation. Upon the occurrence of an Event of Nonappropriation, the following provisions shall apply:

(a) If written notice is given by a City Representative to the Corporation and the Trustee that it will not appropriate funds from any Available Source in the next succeeding Fiscal Year for payment of Installment Payments or if an Event of Nonappropriation is otherwise deemed to have occurred pursuant to clause (i) of the definition thereof, the Trustee shall as soon

as practicable give written notice to the City and the Corporation stating that an Event of Nonappropriation has occurred; but any failure of the Trustee to give such written notice shall not prevent the Trustee from declaring an Event of Nonappropriation or from taking any remedial action which would otherwise be available to the Trustee.

(b) Subject to Article VIII hereof and the provisions of subsections (c) and (d) of this Section 4.7, this Facilities Agreement will be terminated pursuant to Section 2.2.

(c) Subject to Article VIII hereof and the provisions of subsection (d) of this Section 4.7, the Trustee shall waive any Event of Nonappropriation if (i) such Event of Nonappropriation is cured by the City before the Waiver Period has expired, or (ii) the Trustee, acting upon the direction of the Holders of the majority in aggregate principal amount of the Bonds then Outstanding, elects to waive such Event of Nonappropriation for any reason.

(d) Subject to Article VIII hereof and notwithstanding the provisions of subsection (c) of this Section 4.7, the Trustee shall waive any Event of Nonappropriation (but only an Event of Nonappropriation which occurs pursuant to clause (i) of the definition thereof) which is cured by (i) the City's specifically budgeting and appropriating, prior to expiration of the Waiver Period, moneys sufficient to pay Installment Payments coming due hereunder for such Fiscal Year that may be lawfully used to make such payment, or (ii) the issuance of bonds, notes or other obligations prior to the expiration of the Waiver Period, and the appropriation of the proceeds thereof, for the purpose of, and providing sufficient funds for, refunding, refinancing and discharging all Series 2026 Bonds then Outstanding.

If an Event of Nonappropriation occurs and is not waived, the City shall not be deemed to be in default under this Facilities Agreement and shall not be obligated to make payment of any future Installment Payments due hereunder or any other payments provided for herein which accrue after the beginning of the Fiscal Year with respect to which there has occurred an Event of Nonappropriation; provided, the City shall continue to be liable for Installment Payments pursuant to Section 2.3 hereof.

The City, in all events, shall cooperate with the Corporation and the Trustee in making the partition required under Section 2.4 hereof and shall vacate and deliver over to the Trustee the Corporation Facilities no later than 60 days after the partition report becomes final in accordance with Section 2.4 hereof.

The Trustee shall, upon the occurrence of an Event of Nonappropriation, be entitled to all moneys then on hand and being held in all funds created under the Trust Agreement for the benefit of the Holders of the Series 2026 Bonds. After the expiration of the Fiscal Year during which an Event of Nonappropriation occurs, if such Event of Nonappropriation occurs by notice, or the January 16 following (i) the January 15 on which the City fails to specifically budget and appropriate sufficient moneys to pay the Installment Payments due hereunder, or (ii) the December 1 on which the City fails to enact an ordinance authorizing the issuance of general obligation bonds for the purpose of paying the Installment Payments due hereunder, the Trustee shall, or may, as the case may be, proceed to exercise its remedies, liquidate its interest in this Facilities Agreement or lease the Corporation Facilities (after the partition and delivery thereof pursuant to Section 2.4 hereof) as provided in Section 8.2 hereof after such dates as follows: (a)

on January 2 of a Fiscal Year in the event that a City Representative has provided written notice to the Corporation and the Trustee of the City's intention to not appropriate funds that may be lawfully used to pay Installment Payments due hereunder in such Fiscal Year, or (b) on January 16 of a Fiscal Year in the event that (i) the City fails by the next preceding day to specifically budget and appropriate sufficient moneys that may be lawfully used to pay Installment Payments due hereunder in such Fiscal Year, or (ii) the City did not by the preceding December 1 enact an ordinance authorizing the issuance of general obligation bonds for the purpose of and in principal amount sufficient to pay Installment Payments due hereunder in such succeeding Fiscal Year. All property, funds and rights acquired by the Trustee by reason of an Event of Nonappropriation as provided herein, less any moneys due and owing to the Trustee for services performed as Trustee, shall be held by the Trustee for the benefit of the Holders of the Bonds as set forth in the Trust Agreement.

Notwithstanding anything in this Facilities Agreement to the contrary, in the event that the Trustee shall receive a payment for the transfer of its interest in this Facilities Agreement, or total rental payments for leasing that are, after the payment of the Corporation's expenses in connection therewith, including attorneys' and other fees and expenses of the Trustee, and all other amounts which are payable hereunder, in excess of the principal amount of the Outstanding Series 2026 Bonds at the time of the Event of Nonappropriation and the interest due and to become due thereon (with amounts so received to be credited first to such interest and then to principal), then such excess shall be paid to the City by the Trustee, its assigns or its lessee.

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ARTICLE V

COVENANTS OF THE CITY

Section 5.1 Maintenance and Operation of 2026 Real Property and Facilities; Transfers. (a) Subject to Sections 4.6 and 4.7 herein, the City covenants and represents that during the term of this Facilities Agreement, it shall, at its own cost or expense, use and maintain the 2026 Real Property and the Facilities in a sound and economical manner, in compliance with all present and future laws and governmental regulations applicable thereto, and maintain, preserve and keep the 2026 Real Property and the Facilities in good repair, working order and condition, and that it shall from time to time make or cause to be made all necessary and proper repairs and renewals so that at all times the operation of the Facilities may be properly and advantageously conducted. This covenant shall not prevent the City from discontinuing operation of the Facilities at any time.

(b) Except as otherwise provided in this Section 5.1 and in Section 2.1 hereof and the Base Lease, prior to payment of the Series 2026 Bonds in full, the City shall not sell, transfer, lease, sublease, or otherwise dispose of all or any portion of the 2026 Real Property and the Facilities, or its interests under this Facilities Agreement, except to another political subdivision of the State, which assumes in writing all obligations of the City under this Facilities Agreement and shall enter into no such transaction without the written consent of the Trustee.

(c) Notwithstanding any other provision hereof to the contrary, the City may provide for the exchange of any asset comprising the Facilities, including the portion of the 2026 Real Property related thereto (the "***Released Facility***"), for another City facility and the real estate on which such facility (the "***Exchange Facility***") is located, or the deletion or modification of any Released Facility from the definition of Facilities hereunder, if:

(i) the City provides the Trustee evidence (including but not limited to an appraisal, certificate of insurance or otherwise) of the respective insured values of the Released Facility and the Exchange Facility, if applicable;

(ii) the City certifies to the Trustee that, as applicable, (A) the exchange, deletion or modification is necessary or desirable to the City and the reasons therefor (including but not limited to facilitating the sale or other disposition of the Released Facility, or the conversion of its use to another purpose), (B) after taking into account the deletion, modification or exchange of the Released Facility, the insured value of the Facilities owned by or allocated to the Corporation shall be in excess of 100% of the outstanding principal amount of the Bonds, (C) the proposed Exchange Facility (if any) has a value equal to or greater than the proposed Released Facility, and (D) the Exchange Facility (if any) is necessary or desirable to the operations of the City and the remaining useful life of such Exchange Facility is not less than the remaining useful life of the Released Facility; and

(iii) the Trustee receives an opinion of Bond Counsel to the effect that the proposed exchange, deletion or modification will not adversely affect the federal income tax treatment of interest paid to the Holders of the Series 2026 Bonds.

The Corporation and/or the City hereby agrees to provide prompt notice of an exchange of an Exchange Facility for a Released Facility hereunder or the deletion or modification of a Released Facility permitted hereby to any Rating Agency then rating the Bonds.

Section 5.2 Liens on 2026 Real Property and the Facilities. The City shall not create, incur, or suffer to exist any lien, charge, or encumbrance on the 2026 Real Property or the Facilities or its rights under this Facilities Agreement other than any Permitted Encumbrance.

Section 5.3 Representations and Covenants Regarding Tax-Exempt Status of Series 2026 Bonds. (a) Neither the Corporation nor the City shall take any action (including but not limited to any use of the 2026 Real Property or the Facilities, of the Ancillary Project) or permit any action to be taken on its behalf, or cause or permit any circumstance within its control to arise or continue, if such action or circumstance, or its expectation on the date of this Facilities Agreement would cause the interest paid on the Series 2026 Bonds to be includable in the gross income of the Holders thereof for federal income tax purposes.

(b) The City covenants to the Corporation, the Trustee and the Holders of the Series 2026 Bonds that, notwithstanding any other provision of this Facilities Agreement or any other instrument, it will neither make nor cause to be made any investment or other use of the proceeds of the Series 2026 Bonds or amounts on deposit in any of the funds or accounts held under the Trust Agreement or under any other document related to the Series 2026 Bonds which would cause the Series 2026 Bonds to be an "arbitrage bond" under Section 148 of the Code and the regulations thereunder, and that it will comply with the requirements of such Section and regulations throughout the term of the Series 2026 Bonds.

(c) The City shall take all actions necessary on its part to enable compliance with the rebate provisions of Section 148(f) of the Code in order to preserve the federal income tax status of payments of interest with respect to any Series 2026 Bonds. The City shall ensure that the Corporation retains a consultant experienced in the calculation and determination of rebate payments and liability under Section 148(f) of the Code to provide the reports required under any Tax Certificate.

(d) The City will accept title to the Facilities (to the extent not otherwise transferred under Section 2.1 hereof) upon the discharge of the Series 2026 Bonds.

Section 5.4 Reports and Opinions; Inspections. (a) The City shall permit the Corporation, the Trustee to examine, visit and inspect, at any reasonable time, the 2026 Real Property and the Facilities, and any accounts, books and records, including its receipts, disbursements, contracts, investments and any other matters relating thereto and to its financial standing and to supply such reports and information as the Trustee may reasonably request.

(b) The Corporation shall give the Trustee prompt notice of any failure of the City to make the payments required to be made pursuant to Section 4.1(b) when due.

Section 5.5 Immunity of Corporation and Trustee. In the exercise of the powers of the Corporation and the Trustee and their members, directors, officers, employees and agents under the Trust Agreement or this Facilities Agreement including (without limiting the foregoing) the application of moneys and the investment of funds, neither the Corporation nor

the Trustee shall be accountable to the City for any action taken or omitted with respect to the Facilities, the Ancillary Project, or this Facilities Agreement by either of them or their members, directors, officers, employees and agents in good faith and believed by it or them to be authorized or within the discretion or rights or powers conferred under this Facilities Agreement. The Corporation and the Trustee and their members, officers, employees, and agents shall be protected in its or their acting upon any paper or documents believed by it or them to be genuine, and it or they may conclusively rely upon the advice of counsel and may (but need not) require further evidence of any fact or matter before taking any action. No recourse shall be had by the City for any claims based on the Trust Agreement or this Facilities Agreement against any member, director, officer, employee or agent of the Corporation or the Trustee alleging personal liability on the part of such person.

Section 5.6 Compliance with Laws. With respect to the 2026 Real Property and the Facilities and any additions, alterations, or improvements thereto, the City will at all times comply with all applicable requirements of federal and state laws and with all applicable lawful requirements of any agency, board, or commission created under the laws of the State or of any other duly constituted public authority; provided, however, that the City shall be deemed in compliance with this Section 5.6 so long as it is contesting in good faith any such requirement by appropriate legal proceedings.

Section 5.7 Insurance and Condemnation Proceeds. The City shall not make any disposition nor direct the disposition of insurance or condemnation payments with respect to the 2026 Real Property or the Facilities in excess of $250,000 without the prior written consent of the Trustee except as may be required by the terms hereof or of the other Security Documents or of any Permitted Encumbrances existing on the date hereof.

Section 5.8 Filing of Budget with Trustee. During the term of this Facilities Agreement, the City shall file with the Trustee, within 15 days after the beginning of each Fiscal Year, a copy of the annual budget of the City for that Fiscal Year, together with a certificate of a City Representative stating that such budget provides for payment of all Installment Payments due in such Fiscal Year. The Trustee has no duty to review such budget and is solely a repository.

Section 5.9 Alterations of the 2026 Real Property and the Facilities; Removals. The City, in its discretion and at its expense, may remodel or make such additions, modifications and improvements to the Facilities as it may deem to be desirable; provided, that no such additions, modifications or improvements shall adversely affect the structural integrity or strength of, or materially interfere with the use and operations of, the 2026 Real Property and the Facilities. In this connection, the City (i) may remove any items of personal property constituting a part of the Facilities financed by a source of funds other than the proceeds of the Series 2026 Bonds and the Other Project Funds, and (ii) may, for any reason, replace any items of personal property constituting a part of the Facilities financed or refinanced with the proceeds of the Series 2026 Bonds, provided that any such removal or replacement of any personal property shall not materially diminish the value of the Facilities or materially impair the operation thereof. In the case of any removal as provided above or any removal of City property not constituting Facilities, the City shall repair any damage resulting from such removal.

Section 5.10 Continuing Disclosure. The City covenants to provide the information required by Rule 15c2-12 as an Obligated Person (as defined in Rule 15c2-12) in compliance with the provisions of the Disclosure Undertaking attached hereto as Exhibit F, if applicable. If the City is obligated to comply with a Disclosure Undertaking, then in the event of a failure by the City or any dissemination agent appointed thereby to comply with any provisions of the Disclosure Undertaking, the rights of the Holders of the Series 2026 Bonds to enforce the provisions of the Disclosure Undertaking shall be limited solely to a right, by action in mandamus or specific performance, to compel performance of the parties' obligations under the Disclosure Undertaking.

Any failure by a party to perform in accordance with the Disclosure Undertaking shall not constitute a default under this Facilities Agreement or on the Series 2026 Bonds or under any other document relating to the Series 2026 Bonds, and all rights and remedies shall be limited to those expressly stated in the Disclosure Undertaking.

The City hereby covenants, so long as required pursuant to Section 11-1-85 of the South Carolina Code, to file with a central repository for availability in the secondary bond market an annual independent audit within 30 days of its receipt and event-specific information within 30 days of an event adversely affecting more than five percent of tax revenues or the City's tax base.

* * *

ARTICLE VI

INSURANCE

Section 6.1 Types of Insurance and Coverage Requirements. (a) The City shall, commencing with the date that any items of personal property comprising the Facilities are delivered, or in the event that progress payments are to be made to the manufacturer thereof prior to the date of such delivery, commencing with the date of this Facilities Agreement, and upon completion of any construction, reconstruction, renovation or remodeling incidental to the completion and installation of the Facilities, on all such improvements to the 2026 Real Property and the Facilities, maintain all-risk fire, extended coverage, vandalism, and malicious mischief insurance on the 2026 Real Property and the Facilities, with such deductible provisions as are consistent with similar insurance obtained by the City for other property owned by it. Such insurance shall (1) name the Corporation and the Trustee as loss payees, as their interests may appear, be maintained for the term of this Facilities Agreement and (2) each policy shall be in an amount equal to the replacement value of the Facilities.

(b) The City shall, to the extent required by law or good business practice, maintain for the term of this Facilities Agreement, general liability insurance, worker's compensation insurance, disability insurance, and any other form of insurance, covering loss resulting from injury, sickness, disability or death of employees in amounts consistent with those carried by institutions of similar size and nature.

(c) The City shall maintain, for the term of this Facilities Agreement, general liability insurance against loss or losses from liabilities imposed by law or assumed in any written contract and arising from the death or bodily injury of persons or damage to the property of others caused by accident or occurrence (including contractual liability endorsement), with limits of not less than $1,000,000 per occurrence and not less than $1,000,000 in the aggregate for claims made in any one year on account of injury of any one person, and $1,000,000 for property damage per occurrence with an aggregate property damage limitation of not less than $1,000,000, excluding liability imposed upon the City by any applicable worker's compensation law. Such insurance shall name the Corporation and the Trustee as additional insureds or loss payees, as their interests may appear, to the extent practicable.

(d) All policies of insurance required hereunder shall be written by the South Carolina Municipal Association's SC Insurance and Risk Financing Fund, the South Carolina Insurance Reserve Fund, or companies rated not lower than "A" by A. M. Best Company or in one of the two highest rating categories by a Rating Agency, in each case qualified to do business in the State and each policy shall provide at least 30 days prior written notice to the Corporation before such policy is canceled. The City may provide any part or all of the insurance required hereby under the terms of a policy insuring other facilities or risks or any "blanket" policy. The City covenants that it will take all action, or cause the same to be taken, which may be necessary to enable recovery under the aforesaid insurance policies.

(e) All policies of insurance required hereby shall be open to inspection by the Corporation and the Trustee at all reasonable times. Certificates of insurance describing such policies shall be furnished by the City to the Corporation and the Trustee when such policies are

required to be obtained by this Section 6.1 and at least ten days prior to the expiration of each of such policies. The City shall certify that it is in compliance with the provisions hereof at or prior to the execution and delivery of this Facilities Agreement. If any change shall be made in such insurance as to either amount or type of coverage, a description and notice of such change shall be furnished immediately to the Corporation and the Trustee by the City or it shall cause the same to be so furnished. In the event that the City fails to maintain any insurance as provided in this Section, the Trustee may, upon such notice to the City as is reasonable under the circumstances, procure and maintain such insurance at the expense of the City (reimbursable as provided hereinbefore), but the Trustee shall not be under an obligation to do so.

[(f) The City shall annually, within 30 days of the conclusion of each fiscal year, certify to the Trustee compliance with this Section 6.1.]

Section 6.2 Self-Insurance Approval. If, at the time of execution of this Facilities Agreement, the City self-insures or at any time hereafter desires to self-insure to the extent permitted by law, the entry into such self-insurance program shall require the written approval of the Corporation.

* * *

ARTICLE VII

DAMAGE, DESTRUCTION AND CONDEMNATION; USE OF NET PROCEEDS

Section 7.1 Damage, Destruction and Condemnation. If, during the term of this Facilities Agreement, (i) the Facilities, or any portion thereof, shall be destroyed (in whole or in part), or be damaged by fire or other casualty, or (ii) title to, or the temporary or permanent use of, the 2026 Real Property, the Facilities or any portion thereof or the estate of the City or the Corporation in the 2026 Real Property, the Facilities or any portion thereof shall be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, or (iii) a material defect in construction or installation of the Facilities, or any portion thereof, shall become apparent, or (iv) title to or the use of all or any portion of the 2026 Real Property or the Facilities shall be lost by reason of a defect in title thereto, then the City shall be obligated, subject to the option provided in Section 7.3 hereof and the provisions of Sections 4.6 and 4.7 hereof, to continue to pay the amounts specified as Installment Payments under this Facilities Agreement.

Section 7.2 Obligation to Repair or Replace the Facilities. Subject to the provisions of Section 7.3 hereof, the City, the Corporation, and the Trustee shall cause the Net Proceeds of any insurance policies, performance bonds, or condemnation awards made available by reason of any occurrence described in Section 7.1 hereof, to be deposited in a separate trust fund designated as the "Net Proceeds Fund" which the Trustee is hereby directed to establish in such event. Except as set forth in Section 7.3 hereof, all Net Proceeds so deposited shall be applied to the prompt repair, restoration, modification, improvement or replacement of the 2026 Real Property and the Facilities by the City upon receipt of requisitions by the Trustee signed by an authorized official of the City stating with respect to each payment to be made: (i) the requisition number; (ii) the name and address of the person, firm or corporation to whom payment is due; (iii) the amount to be paid; and (iv) that each obligation mentioned therein has been properly incurred, is properly payable from the Net Proceeds held in the separate trust fund and has not been the basis of any previous withdrawal and specifying in reasonable detail the nature of the obligation, accompanied by a bill or a statement of account for such obligation. In carrying out any of the provisions of this Section 7.2, the City shall have all power and authority granted under Article III of this Facilities Agreement; and the Trustee shall cooperate with the City in the administration of such fund and shall not unreasonably withhold its approval of requisitions required by this Section 7.2. The balance of any such Net Proceeds remaining after such repair, restoration, modification, improvement or replacement has been completed shall be applied to any lawful and authorized capital purpose of the City as directed in writing by the City. Any repair, restoration, modification, improvement, or replacement paid for in whole or in part out of such Net Proceeds shall be included as part of the Facilities under this Facilities Agreement and the Trust Agreement.

If the Net Proceeds (plus any amounts withheld from such Net Proceeds by reason of any deductible clause) shall be insufficient to pay in full the cost of any repair, restoration, modification, improvement or replacement of the 2026 Real Property or the Facilities, the City shall be responsible, subject to the option provided in Section 7.3 hereof, for the completion of the work and the payment of any cost in excess of the amount of the Net Proceeds, subject to the

availability of such moneys, if any, as shall be then appropriated and budgeted and legally available or otherwise legally available to the City and legally applicable to the completion of the 2026 Project. In this connection, the City agrees that, if by reason of any such insufficiency of the Net Proceeds, the City shall make any payments pursuant to the provisions of this paragraph, the City shall not be entitled to any reimbursement therefor from the Trustee or the Holders of the Series 2026 Bonds, nor shall the City be entitled to any diminution of any Installment Payments payable under this Facilities Agreement.

Section 7.3 Discharge of Obligation to Repair or Replace the 2026 Real Property, and the Facilities. If, as a result of the occurrence of an event described in Section 7.1 hereof, (1)(a) any part of the Facilities is totally destroyed or is damaged to such an extent that the rebuilding or repairing of such part of the Facilities would be impracticable, (b) there is discovered a material defect in the construction of the Facilities, or any portion thereof, that renders the Facilities, or such portion unusable by the City for its intended purposes, (c) all or substantially all of the 2026 Real Property or the Facilities relating to the Facilities is taken by eminent domain, or (d) the City is deprived of the use of any part of the 2026 Real Property or the Facilities by reason of a defect in title thereto, and (2) the amount of Net Proceeds (plus any additional City contribution) to be applied as a prepayment hereunder shall exceed the amount necessary to defease or redeem all then outstanding Series 2026 Bonds, the City may elect to apply the Net Proceeds of applicable insurance policies, performance bonds or condemnation awards as a prepayment of Installment Payments and the discharge of its obligations with respect to Sections 7.1 and 7.2 hereof. Such an election may be made by written notice to the Corporation and the Trustee within 90 days of the occurrence of an event described in (1)(a) through (d) above. Upon any such prepayment, title to the Facilities shall be deemed transferred to the City.

Section 7.4 Cooperation of the Parties. The Corporation, the City, and the Trustee shall cooperate fully with each other in filing any proof of loss with respect to any insurance policy or performance bond covering the events described in Section 7.1 of this Facilities Agreement, in making the Net Proceeds available in accordance with Section 7.2 hereof and in the prosecution or defense of any prospective or pending condemnation proceeding with respect to the 2026 Real Property, the Facilities or any portion thereof and in the enforcement of all warranties relating to the 2026 Real Property or the Facilities. The Corporation hereby designates the City as its agent for the purpose of pursuing claims and making collections under such policies, such amounts to be held in trust and applied in accordance herewith. In no event shall the Corporation voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim, performance or payment bond claim, prospective or pending condemnation proceeding with respect to the 2026 Real Property, the Facilities or any portion thereof without the written consent of the City.

* * *

ARTICLE VIII

DEFAULTS AND REMEDIES

Section 8.1 Events of Default. Each of the following events is hereby defined as, and declared to be and shall constitute, an "***Event of Default***":

(a) failure by the City to make any payment required to be made pursuant to Section 4.1(b) hereof within five days after the same is due (provided, however, that any such failure by reason of an Event of Nonappropriation shall not result in an Event of Default under this provision);

(b) failure by the City to timely comply with the provisions of Section 2.4 hereof relating to partition and vacating of Facilities at the times required;

(c) failure by the City to make any payment required to be made pursuant to Sections 4.1(c), 4.2 or 4.4 hereof or under the provisions of the Base Lease within ten days after the same is due, except by reason of an Event of Nonappropriation;

(d) failure by the City to observe and perform any other covenant, condition or agreement on its part to be observed or performed under this Facilities Agreement for a period of 30 days after written notice specifying such failure and requesting that it be remedied is given to the City by the Trustee;

(e) if any of the representations and warranties of the City hereunder shall prove to be false or misleading in any material respect as of the date such representations and warranties were made;

(f) the failure by the City promptly to stay or lift any execution, garnishment or attachment of such consequence as will materially impair its ability to carry out its obligations under this Facilities Agreement (provided that the City shall not be in default so long as it is diligently prosecuting a bona fide appeal from any such execution, garnishment or attachment); or

(g) if the City shall (i) apply for or consent to the appointment of a receiver, trustee, or the like of the City or of property of the City, (ii) admit in writing the inability of the City to pay its debts generally as they become due, (iii) make a general assignment for the benefit of creditors, (iv) be adjudicated as bankrupt or insolvent, (v) commence a voluntary case under the United States Bankruptcy Code or file a voluntary petition seeking reorganization, an arrangement with creditors or an order for relief or seeking to take advantage of any insolvency law, or (vi) fail to controvert in a timely or appropriate manner, or acquiesce in writing to, any petition filed against it in an involuntary case under the United States Bankruptcy Code.

The foregoing provisions of this Section 8.1 are subject to the following provision: If, by reason of Force Majeure, the City shall be unable in whole or in part to carry out any agreement on its part herein contained, other than the obligations on the part of the City contained in Articles IV and VI of this Facilities Agreement, the City shall not be deemed in default during the continuance of such inability. The City agrees, however, to remedy, as promptly as legally

and reasonably possible, the cause or causes preventing the City from carrying out its agreement, provided that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the City.

Section 8.2 Remedies. (a) Whenever any Event of Default referred to in Section 8.1 of this Facilities Agreement shall have happened and be continuing, the Corporation (with written notice promptly given to the Trustee) shall terminate the term of this Facilities Agreement and shall give notice to the City to vacate the Corporation Facilities no later than 60 days after the partition report becomes final in accordance with Section 2.4 hereof. Whenever an Event of Nonappropriation shall be deemed to occur, the term of this Facilities Agreement shall terminate pursuant to Section 2.2(a) hereof and the City shall vacate and deliver over to the Trustee possession of the Corporation Facilities by the time specified in the third paragraph of Section 4.7(d) hereof.

(b) Subject to the terms of the Base Lease, the Trustee may also (i) take whatever action at law or in equity which may appear necessary or desirable to enforce its rights in and to the Facilities under this Facilities Agreement or any of the other Security Documents, subject, however, to the limitations set forth herein, and (ii) exercise all the rights and remedies of a secured party under the State's Uniform Commercial Code with respect to any security interests subject thereto.

(c) In addition, the Trustee shall, at the direction of the Holders of the majority in aggregate principal amount of the Bonds then Outstanding, without any further demand or notice, and subject to the terms of the Base Lease, take one or both of the following additional remedial steps:

(i) The Trustee may liquidate its interest in this Facilities Agreement or sell or assign its interest in the Base Lease; or

(ii) The Trustee may relet or assign its rights to the Corporation Facilities under such terms and conditions as it deems appropriate for the benefit of the Holders of the Bonds.

(d) Notwithstanding anything in this Facilities Agreement to the contrary, (i) in the event of a termination of the City's interest in any portion of the Facilities and subsequent thereto the Trustee shall receive a payment for the transfer of its interest in this Facilities Agreement or total rental payments for leasing that are, after the payment of the Corporation's expenses in connection therewith, including fees and expenses of the Trustee in excess of the principal amount of the Bonds Outstanding at the time of the Event of Default or Event of Nonappropriation and the interest due and to become due thereon (with amounts so received to be credited first to such interest and then to principal), then such excess shall be paid to the City by the Trustee its assigns or its lessee and (ii) the Trustee shall not be permitted to sell, lease or otherwise dispose of any interest in the Corporation Facilities following an Event of Nonappropriation until the Waiver Period has expired, unless such action is expressly subject to the rights of the Corporation, Trustee or the City, as the case may be, to waive such Event of Nonappropriation.

Section 8.3 Limitations on Remedies. A judgment requiring a payment of money may be entered against the City by reason of an Event of Default or Event of Nonappropriation only as to the City's liabilities described in Section 10.1 of this Facilities Agreement.

Section 8.4 Cumulative Rights. No remedy conferred upon or reserved to the Corporation or the Trustee by this Facilities Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Facilities Agreement or now or hereafter existing at law or in equity or by statute. No waiver by the Corporation or the Trustee of any breach by the City of any of its obligations, agreements or covenants hereunder shall be deemed a waiver of any subsequent breach, or a waiver of any other obligation, agreement or covenant, and no delay or failure by the Corporation or the Trustee to exercise any right or power shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised by the Corporation or the Trustee from time to time and as often as may be deemed expedient.

Section 8.5 Discontinuance of Proceedings. In case the Corporation or the Trustee shall have proceeded to enforce any right under this Facilities Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Corporation or the Trustee, then and in every such case the City, the Corporation and the Trustee shall be restored respectively to their several positions and rights hereunder and all rights, remedies and powers of the City, the Corporation and the Trustee shall continue as though no such proceeding had been taken.

* * *

ARTICLE IX

CONVEYANCE OF THE FACILITIES

Section 9.1 Optional Purchase of the Facilities.

(a) *Purchase in Full*. The City is hereby granted the option to terminate this Facilities Agreement and to purchase the Corporation's interest in the Facilities not theretofore acquired by the City at any time upon payment by the City of the then applicable Purchase Option Price; provided, however, that no such termination shall relieve the City from its obligation to pay administrative expenses as provided in Section 4.4 hereof until the Series 2026 Bonds have been fully discharged and the Trust Agreement terminated. The City shall notify the Corporation and the Trustee of its intention to exercise this option, on or before the 45th day preceding the date of such purchase, and shall provide funds for such prepayment or such other assurance thereof as may be acceptable to the Trustee. Upon the payment of the Purchase Option Price, the Corporation shall transfer and convey all its remaining interest in the Facilities to the City in the manner provided in Section 9.2 hereof.

(b) *Partial Prepayment of Installment Payments and Purchase*. From and after _____, 20__, the City is also granted the option to prepay Installment Payments on the due date of any Base Payments hereunder for the purpose of having such prepayments credited towards the Purchase Price of the Facilities. The City shall notify the Corporation and the Trustee of its intention to exercise this option, on or before the 45th day preceding the date of such prepayment, and shall provide funds for such prepayment or such other assurance thereof as may be acceptable to the Trustee.

Section 9.2 Manner of Conveyance.

(a) *Complete Conveyance*. At the closing of any purchase or other conveyance of all of the Facilities pursuant to Section 9.1 hereof, or at the conclusion of the term hereof by the payment of all amounts due hereunder, the Corporation and the Trustee shall execute and deliver to the City all necessary documents assigning, transferring and conveying all interest to the Facilities by an instrument terminating the Base Lease and this Facilities Agreement and quit claim or special warranty deed, as the case may be, in the form as mutually agreed to by the Trustee, the Corporation and the City, subject to the following:

(i) Permitted Encumbrances, other than this Facilities Agreement and the Trust Agreement;

(ii) all liens, encumbrances and restrictions created or suffered to exist by the Corporation and the Trustee as required or permitted by this Facilities Agreement or the Trust Agreement or arising as a result of any action taken or permitted to be taken by the Corporation or the Trustee as required or permitted by this Facilities Agreement or the Trust Agreement; and

(iii) any lien or encumbrance created by action or inaction of or consented to by the City.

(b) *Partial Conveyance Resulting from Partition*. Upon any conveyance under Section 2.4 hereof, the Corporation and the Trustee shall execute and deliver to the City all necessary documents assigning, transferring and conveying all interest in the City Facilities by an instrument terminating the Base Lease and this Facilities Agreement with respect to the City Facilities and quit claim or special warranty deed, as the case may be, in the form as mutually agreed to by the Trustee, the Corporation and the City, subject to the following:

(i) Permitted Encumbrances, other than this Facilities Agreement and the Trust Agreement;

(ii) all liens, encumbrances and restrictions created or suffered to exist by the Corporation and the Trustee as required or permitted by this Facilities Agreement or the Trust Agreement or arising as a result of any action taken or permitted to be taken by the Corporation or the Trustee as required or permitted by this Facilities Agreement or the Trust Agreement; and

(iii) any lien or encumbrance created by action or inaction of or consented to by the City.

Neither the Trustee nor the Corporation shall be responsible for the recordation of any deed or other instrument for such purposes.

(c) *Partial Conveyance Resulting from Partial Prepayment*. Any conveyance resulting from a partial prepayment under Section 9.1(b) hereof shall be made in the manner as all other conveyances with respect to payments on each Bond Payment Date.

* * *

ARTICLE X

MISCELLANEOUS

Section 10.1 Limitation of Liability of the Corporation and the City. Notwithstanding any other provision of this Facilities Agreement, in the event of any default, including an Event of Default as to the City, by either the Corporation or the City hereunder or under the Trust Agreement, any liability of the Corporation or the City shall be enforceable only out of its respective interest in the Base Lease and under this Facilities Agreement and the moneys to be paid by the City through the later of the end of the Fiscal Year as to which Base Payments have been appropriated for or the conclusion of any holdover term as provided in Section 2.3 hereof, and there shall be no recourse for any claim based on this Facilities Agreement, the Trust Agreement, or the Bonds, against any other property or moneys of the Corporation or the City or against any officer or employee, past, present or future, of the Corporation or the City or any successor body as such, either directly or through the Corporation or the City or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise, and the liability of the Corporation and the City shall be limited to its interests in the Base Lease and interests under this Facilities Agreement and the moneys to be paid by the City hereunder through the later of the end of the Fiscal Year as to which Base Payments have been appropriated therefor or the conclusion of any holdover term as provided in Section 2.3 hereof, and the lien of any judgment shall be restricted thereto, and there shall be no other recourse by the City against the Corporation or the Corporation against the City or any of the property now or hereafter owned by it or either of them.

Section 10.2 Surrender of Possession Upon Termination. Upon termination hereof or upon termination of all rights of the City hereunder, either by reason of an Event of Default or an Event of Nonappropriation, the City covenants that it will deliver or cause to be delivered peaceable possession of such of the Facilities as are determined under Section 2.4 hereof to be Corporation Facilities together with the related portion of the 2026 Real Property without delay, upon demand made by the Corporation or the Trustee, in good repair and operating condition, excepting reasonable wear and tear and damage, injury or destruction by fire or other casualty which, under the terms hereof, shall not have been repaired, reconstructed or replaced.

Section 10.3 Notices. Notices hereunder shall be given to the addresses shown below or to such other address as shall be filed in writing with the parties hereto as follows:

If to the City:

City of Goose Creek
519 North Goose Creek Blvd.
Goose Creek, SC 29445
Attention: City Administrator

If to the Corporation:

Goose Creek Municipal Finance Corporation
519 North Goose Creek Blvd.
Goose Creek, SC 29445
Attention: President
(with copy to the City as described above)

If to the Trustee:

U.S. Bank Trust Company, National Association
1441 Main Street, Suite 775
Columbia, SC 29201
Attention: Corporate Trust Department

Duplicate copies of each notice, request, complaint, demand or other instrument or document given hereunder by the Corporation, the City or the Trustee to one or more of the others also shall be given to the others. The foregoing parties may designate, by notice given hereunder, any further or different addresses to which any subsequent notice, request, complaint, demand or other instrument or document shall be sent.

The Trustee agrees to accept and act upon instructions or directions pursuant to this Facilities Agreement, the Base Lease, the Trust Agreement or any other document reasonably relating to the Bonds sent by the City or the Corporation, as the case may be, by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that the City and the Corporation, respectively, shall provide to the Trustee an incumbency certificate listing designated persons with the authority to provide such instructions, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the City or the Corporation, as applicable, elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any losses, costs, or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with subsequent written instruction. The City and the Corporation, as applicable, agree to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

Section 10.4 Assignments. Except as expressly provided in the Trust Agreement and the provisions of Section 4.5 hereof, this Facilities Agreement may not be assigned by either of the parties hereto without the written consent of the other party hereto and the written consent of the Trustee. Except as provided in Section 8.2 hereof and the provisions of Articles VI and VII of the Trust Agreement, the Trustee shall not be permitted to further assign its interest in this Facilities Agreement. Any assignment in contravention hereof shall be void.

Section 10.5 Severability. In case any provision of this Facilities Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, by any court or administrative body of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof and this Facilities Agreement shall be construed as if such provision had never been contained herein.

Section 10.6 Amendments. The City and the Corporation may, with the prior consent of the Trustee pursuant to Section 11.1 of the Trust Agreement, but without the consent of the Holders of any Bonds, enter into any amendments hereto at any time for any of the following purposes:

(a) To cure any ambiguity, defect or omission herein or in any amendment hereto; or

(b) To grant to or confer upon the Corporation any additional rights, remedies, powers, authority or security that lawfully may be granted to or conferred upon it; or

(c) To add to the covenants and agreements of the City herein contained, or to surrender any right or power herein reserved to or conferred upon the City; or

(d) To increase the Base Payments hereunder to enable the City to proceed to acquire and install additional assets in addition to the Facilities or modify the Base Payments hereunder in connection with the issuance of Additional Bonds under the Trust Agreement or the redemption, refunding or defeasance of a series of Bonds; or

(e) To reflect a change in applicable law; or

(f) To make any amendments required by a Rating Agency as a condition to rating the Bonds.

The City and the Corporation may, with notice to but without the prior consent of the Trustee, and without the consent of the Holder of any Bond, enter into any amendments hereto at any time and from time to time (i) in connection with the issuance of the Series 2026 Bonds, (ii) to add Additional Real Property to the description in Exhibit A hereto, consistent with amendments made pursuant to Section 3.1 of the Base Lease, (iii) under the conditions specified in Section 5.1(c) hereof, to add, delete or modify the 2026 Real Property in connection with a release or substitution (as applicable) of other 2026 Real Property, (iv) to release property from the description of the 2026 Real Property described in Exhibit A hereto, consistent with a termination of the Base Lease pursuant to Section 3.6 of the Base Lease, or (v) to revise the description of Permitted Encumbrances specified in Exhibit C hereto in connection with the foregoing amendments.

Notwithstanding anything herein to the contrary, the parties hereto may execute such supplement to this Facilities Agreement as may be necessary or desirable (with the advice of Bond Counsel) to correct the legal description of the 2026 Real Property or Permitted Encumbrances applicable thereto in connection with such an amendment to the Base Lease and cause such supplement or a short form and summary thereof to be recorded in appropriate official records.

All other amendments must be approved by the Trustee and the Holders of the Bonds to the extent required by the Trust Agreement.

All amendments hereto or to the Exhibits to this Facilities Agreement shall require an opinion of Bond Counsel to the effect that such amendment is permitted hereunder and under the laws of the State and will not adversely affect the exclusion from gross income for federal income tax purposes of the interest evidenced by or paid on the Bonds.

Section 10.7 Successors and Assigns. All covenants, promises and agreements contained in this Facilities Agreement by or on behalf of or for the benefit of the City or the Corporation, shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

Section 10.8 Applicable Law. This Facilities Agreement shall be governed by, and interpreted under, the laws of the State.

Section 10.9 Recordation. At the option of the Corporation this Facilities Agreement or a short form and summary hereof may be recorded in appropriate official records.

Section 10.10 Execution in Counterparts. This Facilities Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute but one and the same instrument.

* * *

(*Signature Pages Follow*)

WITNESS the due execution of this Facilities Agreement effective as of September 1, 2026.

CITY OF GOOSE CREEK, SOUTH CAROLINA

(SEAL)

By: _____
Gregory Habib, Mayor

Witnesses

_____

_____

Attest:

_____
Kelly Lovette, City Clerk

GOOSE CREEK MUNICIPAL FINANCE CORPORATION

(SEAL)

By: _____
[Name], President

Witnesses

_____

_____

Attest:

_____
[Name], Secretary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BERKELEY)

On this __ day of _____, 2026, Gregory Habib, PERSONALLY, appeared before me and acknowledged that he is the Mayor of the City of Goose Creek, South Carolina and that by authority duly given, he executed the foregoing on behalf of the City.

_____
Notary Public for South Carolina
Printed Name: _____
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BERKELEY)

On this __ day of _____, 2026, [Denis Espinoza], PERSONALLY, appeared before me and acknowledged that he is the President of the Goose Creek Municipal Finance Corporation and that by authority duly given, he executed the foregoing on behalf of such corporation.

_____
Notary Public for South Carolina
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE 2026 REAL PROPERTY

EXHIBIT B

DESCRIPTION OF FACILITIES AND THE ANCILLARY PROJECT

The Facilities

"***Facilities***" means the improvements currently existing and to be constructed on that portion of the 2026 Real Property (including the 2026 Project and any other improvements currently existing or to be existing on the 2026 Real Property (subject to Section 3.1(c) hereof)) bearing TMS No. 2220000178 and [235-00-00-088 & portion of 243-00-00-049], including fixtures and any future additions, modifications, and substitutions to any facilities on such 2026 Real Property and any personal property located on such 2026 Real Property financed with the Series 2026 Bonds and Other Project Funds. The Fire Facility and Parking Facilities (each as defined below) will be constructed on the 2026 Real Property and constitute the Facilities.

The "***Fire Facility***" will result from the construction, reconstruction, acquisition, installation, renovation, and equipping thereof through the 2026 Project. The 2026 Project encompasses (i) the new construction and equipping of the City's Fire Station IV, which is planned to include a modern station equipped with two apparatus bays to accommodate fire response vehicles, along with supporting space necessary for personnel and operations. Total estimated cost of the Fire Facility is $8.3 million, with $6.3 million to be paid from funds on hand and $2 million to be paid from proceeds of the Series 2026 Bonds.

The "***Parking Facilities***" encompass (i) improvements to existing and overflow parking areas at the City's Municipal Complex, and (ii) reconstruction and expansion of parking serving the City's golf and pool amenities. The Parking Facilities improvements include the removal of the existing parking lot (including islands and curbing), full repaving, and installation of irrigation, landscaping, and lighting improvements. The project also provides for the expansion of the parking area near the pool to increase capacity, as well as the construction of a standalone restroom facility with an integrated janitor's closet to support users of the adjacent recreational amenities. These improvements are intended to enhance access, safety, and capacity at key municipal recreation areas. Total estimated cost of the Parking Facilities is $4.02 million, with $3.06 million to be paid from proceeds of the Series 2026 Bonds and slightly less than $1 million to be paid from Other Project Funds.

For the avoidance of doubt, the Facilities will not include property, vehicles, and equipment not purchased by the City from the proceeds of the Series 2026 Bonds or Other Project Funds. Facilities <u>do not</u> include the Ancillary Project.

The Ancillary Project

"***Ancillary Project***" means the construction, reconstruction, acquisition, installation, renovation, and equipping of the Public Safety Facility, a portion of the costs of which will be defrayed through the initial payment of the Base Lease Rent. The "***Public Safety Facility***" includes the construction of a new joint public safety training facility to be utilized by the City's police and fire departments. The Public Safety Facility is anticipated to be constructed in multiple phases, with the City planning to initiate Phase 1 and Phase 2. These initial phases are expected to include the development of core training infrastructure and supporting site

improvements necessary to establish the facility and accommodate joint police and fire training activities. The Public Safety Facility is designed to provide dedicated space for training exercises, skills development, and interdepartmental coordination, and is anticipated to support both current operations and future growth in public safety services. Total project cost of Phases 1 and 2 of the Public Safety Facility component of the Ancillary Project is estimated to be approximately $11 million, with $2.5 million coming from funds on hand and the balance being funded with the proceeds of the Series 2026 Bonds through the initial payment of Base Lease Rent.

The Ancillary Project does not comprise a portion of the Facilities and is not subject to the Base Lease or the Facilities Agreement.

EXHIBIT C

PERMITTED ENCUMBRANCES

1. Base Lease Agreement from City of Goose Creek, South Carolina to Goose Creek Municipal Finance Corporation dated as of September 1, 2026, and recorded on [_____], 2026, in the Berkeley County Register of Deeds Office in Book [_____], page [_____].

2. Municipal Facilities Purchase and Occupancy Agreement between Goose Creek Municipal Finance Corporation and the City of Goose Creek, South Carolina dated as of September 1, 2026, and recorded on [_____], 2026, in the Berkeley County Register of Deeds Office in Book [_____], page [_____].

3. UCC-1 Financing Statement with Addendum reflecting Goose Creek Municipal Finance Corporation as debtor and U.S. Bank Trust Company, National Association as secured party recorded on [_____], 2026, in the Berkeley County Register of Deeds Office in Book [_____], page [_____].

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the 2026 Real Property, shown by the public records, or specifically listed in the title policy issued with respect to this transaction.

EXHIBIT D

BASE PAYMENTS SCHEDULE

EXHIBIT E

VALUATION OF FACILITIES

Facilities	Expected Insured Values as of Date of Execution and Delivery of Agreement
Fire Facility	$ 8,331,000
Parking Facilities	3,891,000
	$ 12,222,000

[*Facilities Transfer Table on Following Page*]

EXHIBIT F

FORM OF CONTINUING DISCLOSURE UNDERTAKING

DISCLOSURE DISSEMINATION AGENT AGREEMENT

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated September ___, 2026, is executed and delivered by the City of Goose Creek, South Carolina (the "City") and Digital Assurance Certification, L.L.C., as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Bonds (hereinafter defined) and in order to assist the City in processing certain continuing disclosure with respect to the Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule"). Pursuant to the Municipal Facilities Purchase and Occupancy Agreement (the "Facilities Agreement") dated as of September 1, 2026, by and between the City and the Goose Creek Municipal Finance Corporation (the "Issuer"), the City has covenanted to provide the information required by the Rule (as defined herein) as an Obligated Person (as defined in the Rule) in connection with the issuance of the Issuer's Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "Bonds").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the Issuer through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the City or the Issuer or anyone on the City's or Issuer's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary. DAC is not a "Municipal Advisor" as such term is defined in Section 15B of the Securities Exchange Act of 1934, as amended, and related rules.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f) hereof, by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report containing Annual Financial Information described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the annual financial statements of the City for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i)(B) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Bonds" means the Bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the City and include the full name of the Bonds and the 9-digit CUSIP numbers for all Bonds to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification, L.L.C, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the City pursuant to Section 9 hereof.

"Disclosure Representative" means the Director of Finance, or his or her designee, or such other person as the City shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the City's failure to file an Annual Report on or before the Annual Filing Date.

"Financial Obligation" as used in this Disclosure Agreement is defined in the Rule, as may be amended, as (i) a debt obligation; (ii) derivative instrument entered into in connection with, or pledged as a security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shutdown of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Bonds for federal income tax purposes.

"Information" means, collectively, the Annual Reports, the Audited Financial Statements (if any), the Notice Event notices, the Failure to File Event notices, the Voluntary Event Disclosures and the Voluntary Financial Disclosures.

"Issuer" means Goose Creek Municipal Finance Corporation.

"MSRB" means the Municipal Securities Rulemaking Board, or any successor thereto, established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the City, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), as shown on Exhibit A.

"Official Statement" means that Official Statement prepared by the City and the Issuer in connection with the Bonds, as listed in Exhibit A.

"Trustee" means the institution, if any, identified as such in the document under which the Bonds were issued.

"Voluntary Event Disclosure" means information of the category specified in any of subsections (e)(vi)(1) through (e)(vi)(10) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(a) of this Disclosure Agreement.

"Voluntary Financial Disclosure" means information of the category specified in any of subsections (e)(vii)(1) through (e)(vii)(9) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(b) of this Disclosure Agreement.

SECTION 2. Provision of Annual Reports.

(a) The City shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, not later than the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than the August 1 following the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2026. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the City will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 6:00 p.m. Eastern time on the Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the City irrevocably directs the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B without reference to the anticipated filing date for the Annual Report, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(d) If Audited Financial Statements of the City are prepared but not available prior to the Annual Filing Date, the City shall, when the Audited Financial Statements are available, provide at such time an electronic copy to the Disclosure Dissemination Agent, accompanied by a Certification, if any, for filing with the MSRB.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) hereof with the MSRB;

(iii) upon receipt, promptly file each Audited Financial Statement received under Section 2(d) hereof with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) hereof with the MSRB, identifying the Notice Event as instructed by the City pursuant to Section 4(a) or 4(b)(ii) hereof (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement:

1. "Principal and interest payment delinquencies;"

2. "Non-Payment related defaults, if material;"

3. "Unscheduled draws on debt service reserves reflecting financial difficulties;"

4. "Unscheduled draws on credit enhancements reflecting financial difficulties;"

5. "Substitution of credit or liquidity providers, or their failure to perform;"

6. "Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;"

7. "Modifications to rights of securities holders, if material;"

8. "Bond calls, if material, and tender offers;"

9. "Defeasances;"

10. "Release, substitution, or sale of property securing repayment of the securities, if material;"

11. "Rating changes;"

12. "Bankruptcy, insolvency, receivership or similar event of the obligated person;"

13. "The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;"

14. "Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"

15. "Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material;" and

16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties."

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual financial information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Event Disclosure received under Section 7(a) hereof with the MSRB, identifying the Voluntary Event Disclosure as instructed by the City pursuant to Section 7(a) (being any of the categories set forth below) when filing pursuant to Section 7(a) of this Disclosure Agreement:

1. "amendment to continuing disclosure undertaking;"

2. "change in obligated person;"

3. "notice to investors pursuant to bond documents;"

4. "certain communications from the Internal Revenue Service, other than those communications included in the Rule;"

5. "secondary market purchases;"

6. "bid for auction rate or other securities;"

7. "capital or other financing plan;"

8. "litigation/enforcement action;"

9. "change of tender agent, remarketing agent, or other on-going party;" and

10. "other event-based disclosures;"

(vii) upon receipt, promptly file the text of each Voluntary Financial Disclosure received under Section 7(b) hereof with the MSRB, identifying the Voluntary Financial Disclosure as instructed by the City pursuant to Section 7(b) (being any of the categories set forth below) when filing pursuant to Section 7(b) of this Disclosure Agreement:

1. "quarterly/monthly financial information;"

2. "change in fiscal year/timing of annual disclosure;"

3. "change in accounting standard;"

4. "interim/additional financial information/operating data;"

5. "budget;"

6. "investment/debt/financial policy;"

7. "information provided to rating agency, credit/liquidity provider or other third party;"

8. "consultant reports;" and

9. "other financial/operating data."

(viii) provide the City evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The City may adjust the Annual Filing Date upon change of its fiscal year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent, Trustee (if any) and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Anything in this Disclosure Agreement to the contrary, notwithstanding any information received by the Disclosure Dissemination Agent before 6:00 p.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain Annual Financial Information with respect to the City, including information comparable to the information provided in the Official Statement as follows:

(i) The financial statements of the City for the preceding fiscal year prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board (or if not in conformity, to be accompanied by a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information). If the City's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 2(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(ii) Updates to the financial and operating data for the fiscal year then ended, to the extent such information is not included in the City's audited financial statements filed pursuant to clause (i) above, which shall be generally consistent with the tabular information (or other information, as otherwise noted below) contained in Appendix A to the Official Statement under the following headings/subheadings:

(1) "CERTAIN FISCAL MATTERS – Summary of General Fund"
(2) "DEBT STRUCTURE – General Obligation Debt Limit"

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the City is an "obligated person" (as defined by the Rule), which have been previously filed with the Securities and Exchange Commission or available on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City will clearly identify each such document so incorporated by reference.

The City will reserve the right to modify from time to time the specific type of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the City; provided that the City will agree that any such modification will be done in a manner consistent with the Rule.

SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Bonds constitutes a Notice Event:

i. Principal and interest payment delinquencies;

ii. Non-payment related defaults, if material;

iii. Unscheduled draws on debt service reserves reflecting financial difficulties;

iv. Unscheduled draws on credit enhancements reflecting financial difficulties;

v. Substitution of credit or liquidity providers, or their failure to perform;

vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

vii. Modifications to rights of Bond holders, if material;

viii. Bond calls, if material, and tender offers;

ix. Defeasances;

x. Release, substitution, or sale of property securing repayment of the Bonds, if material;

xi. Rating changes;

xii. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

Note to subsection (a)(12) of this Section 4: For the purposes of the event described in subsection (a)(12) of this Section 4, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

xiii. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of an Obligated Person, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of an Obligated Person, any of which reflect financial difficulties.

The City shall, in a timely manner not later than nine (9) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the City or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth business day after the occurrence of the Notice Event, if the City determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that either (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to subsection (c) of this Section 4, together with a Certification. Such Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the

written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the City as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with the MSRB in accordance with Section 2 (e)(iv) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

SECTION 5. CUSIP Numbers. The City will provide the Disclosure Dissemination Agent with the CUSIP numbers for (i) new bonds at such time as they are issued or become subject to the Rule and (ii) any Bonds to which new CUSIP numbers are assigned in substitution for the CUSIP numbers previously assigned to such Bonds.

SECTION 6. Additional Disclosure Obligations. The City acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the City, and that the duties and responsibilities of the Disclosure Dissemination Agent under this Disclosure Agreement do not extend to providing legal advice regarding such laws. The City acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Filing.

(a) The City may instruct the Disclosure Dissemination Agent to file a Voluntary Event Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Event Disclosure (which shall be any of the categories set forth in Section 2(e)(vi) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the City as prescribed in this Section 7(a) to file a Voluntary Event Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Event Disclosure with the MSRB in accordance with Section 2(e)(vi) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

(b) The City may instruct the Disclosure Dissemination Agent to file a Voluntary Financial Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Financial Disclosure (which shall be any of the categories set forth in Section 2(e)(vii) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the City as prescribed in this Section 7(b) hereof to file a Voluntary Financial Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Financial Disclosure with the MSRB in accordance with Section 2(e)(vii) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-3.

The parties hereto acknowledge that the City is not obligated pursuant to the terms of this Disclosure Agreement to file any Voluntary Event Disclosure pursuant to Section 7(a) hereof or any Voluntary Financial Disclosure pursuant to Section 7(b) hereof.

Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual

Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure.

SECTION 8. Termination of Reporting Obligation. The obligations of the City and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Bonds upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the City is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of counsel expert in federal securities laws to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The City has appointed Digital Assurance Certification, L.L.C. as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The City may, upon thirty days' written notice to the Disclosure Dissemination Agent and the Trustee, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the City or DAC, the City agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. Notwithstanding any replacement or appointment of a successor, the City shall remain liable to the Disclosure Dissemination Agent until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty days' prior written notice to the City.

SECTION 10. Remedies in Event of Default. In the event of a failure of the City or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, the Holders' rights to enforce the provisions of this Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Bonds or under any other document relating to the Bonds, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the City has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the City and shall not be deemed to be acting in any fiduciary capacity for the City, the Holders of the Bonds or any other party. The Disclosure Dissemination Agent shall have no responsibility for the City's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the City has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon Certifications of the City at all times.

The obligations of the City under this Section shall survive resignation or removal of the Disclosure Dissemination Agent and defeasance, redemption or payment of the Bonds.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The reasonable fees and expenses of such counsel shall be payable by the City.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement,

the City and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the City and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the City nor the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than 20 days written notice of the intent to do so to the City together with a copy of the proposed amendment. No such amendment shall become effective if the City shall, within 10 days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Trustee, if any, for the Bonds, the Disclosure Dissemination Agent, the underwriter, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 14. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of South Carolina (other than with respect to conflicts of laws).

SECTION 15. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

The Disclosure Dissemination Agent and the City have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION, L.L.C.,
as Disclosure Dissemination Agent

By:_____
Name:_____
Title:_____

CITY OF GOOSE CREEK, SOUTH CAROLINA,
as City

By:_____
Name: Natalie Zeigler
Title: City Administrator

EXHIBIT A
NAME AND CUSIP NUMBERS OF BONDS

Name of Issuer:	Goose Creek Municipal Finance Corporation
Obligated Person(s):	City of Goose Creek, South Carolina
Name of Bond Issue:	$[Amount] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026
Date of Issuance:	_____, 2026
Date of Official Statement	_____, 2026

CUSIP Numbers:

EXHIBIT B
NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer:	Goose Creek Municipal Finance Corporation
Obligated Person(s):	City of Goose Creek, South Carolina
Name of Bond Issue:	$[Amount] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026
Date of Issuance:	_____, 2026
Date of Official Statement	_____, 2026

CUSIP Numbers:

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Report with respect to the above-named Bonds as required by the Disclosure Agreement between the City and Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent. The City has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by _____.

Dated: _____

Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent, on behalf of the City

_____

cc: Obligated Person
Issuer

EXHIBIT C-1
EVENT NOTICE COVER SHEET

This cover sheet and accompanying "event notice" may be sent to the MSRB, pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this event notice relates:

_____

Number of pages attached: _____

____ Description of Notice Events (Check One):

1._____"Principal and interest payment delinquencies;"
2._____"Non-Payment related defaults, if material;"
3._____"Unscheduled draws on debt service reserves reflecting financial difficulties;"
4._____"Unscheduled draws on credit enhancements reflecting financial difficulties;"
5._____"Substitution of credit or liquidity providers, or their failure to perform;"
6._____"Adverse tax opinions, IRS notices or events affecting the tax status of the security;"
7._____"Modifications to rights of securities holders, if material;"
8._____"Bond calls, if material, tender offers;"
9._____"Defeasances;"
10._____"Release, substitution, or sale of property securing repayment of the securities, if material;"
11._____"Rating changes;"
12._____"Tender offers;"
13._____"Bankruptcy, insolvency, receivership or similar event of the obligated person;"
14._____"Merger, consolidation, or acquisition of the obligated person, if material;"
15._____"Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"
16._____"Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial Obligation of the obligated person, any of which affect security holders, if material;" and
17._____"Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties."

____ Failure to provide annual financial information as required.

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-2
VOLUNTARY EVENT DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary event disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____, 2026 between the City and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this notice relates:

_____

Number of pages attached: _____

____ Description of Voluntary Event Disclosure (Check One):

1._____"amendment to continuing disclosure undertaking;"
2._____"change in obligated person;"
3._____"notice to investors pursuant to bond documents;"
4._____"certain communications from the Internal Revenue Service;"
5._____"secondary market purchases;"
6._____"bid for auction rate or other securities;"
7._____"capital or other financing plan;"
8._____"litigation/enforcement action;"
9._____"change of tender agent, remarketing agent, or other on-going party;" and
10._____"other event-based disclosures."

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-3
VOLUNTARY FINANCIAL DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary financial disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____, 2026, between the City and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this notice relates:

_____

Number of pages attached: ____

____ Description of Voluntary Financial Disclosure (Check One):

1._____"quarterly/monthly financial information;"
2._____"change in fiscal year/timing of annual disclosure;"
3._____"change in accounting standard;"
4._____"interim/additional financial information/operating data;"
5._____"budget;"
6._____"investment/debt/financial policy;"
7._____"information provided to rating agency, credit/liquidity provider or other third party;"
8._____"consultant reports;" and
9._____"other financial/operating data."

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

AN ORDINANCE AUTHORIZING THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION TO PROVIDE FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES, INCLUDING ALL IMPROVEMENTS AND FACILITIES RELATED THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO SUCH TRANSACTION, INCLUDING THE BASE LEASE AGREEMENT AND THE FACILITIES AGREEMENT; APPROPRIATING CERTAIN FUNDS OF THE CITY AND AMENDING THE FISCAL YEAR 2026 BUDGET TO EFFECT THE SAME; APPROVING THE ISSUANCE OF BONDS BY THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; DELEGATING AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO EFFECT SUCH TRANSACTION AND DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO

ORDINANCE AUTHORIZING INSTALLMENT PURCHASE TRANSACTION

Enacted August 11, 2026

BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.1 Findings. The City Council ("***City Council***") of the City of Goose Creek, South Carolina (the "***City***"), hereby finds and determines:

(a) The City is an incorporated municipality located in Berkeley County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution of the State of South Carolina 1895, as amended (the "***Constitution***"), and laws of the State (as defined herein).

(b) Section 5-7-30 of the Code of Laws of South Carolina 1976, as amended (the "***South Carolina Code***"), provides, in part, that municipalities may enact ordinances, not inconsistent with the Constitution and general law of the State, respecting any subject which appears necessary and proper for the security, general welfare, and convenience of the municipality and for the preservation of the general health, peace, order and good government in the municipality. Section 5-7-40 of the South Carolina Code empowers all municipalities to own and possess real and personal property and, upon such terms as a city council may determine, to convey, lease, or otherwise dispose of such property.

(c) At present, the City faces challenges to certain public facilities that require the construction, reconstruction, acquisition, installation, renovation, and equipping of certain parking facilities, fire facilities, and public safety facilities, which comprise the 2026 Project and the Ancillary Project (as each term is defined in the Facilities Agreement defined below, and collectively referred to herein as the "***City Projects***").

(d) The administration of the services and departments to be provided through the City Projects are core functions of municipal government as are the provision of facilities to support their functions. The provision of adequate, safe, and modern facilities to support these functions is necessary to ensure their effective operation. The City Council has determined that the City Projects are a priority and that undertaking the City Projects are necessary and appropriate to promote and protect the health, safety, and welfare of the City's citizens and visitors.

(e) The estimated cost of the City Projects is approximately $25.7 million, exclusive of financing and related costs. The City has determined to defray the costs of financing the City Projects from the following sources: (1) a City contribution, inclusive of costs previously expended, of approximately $6 million, (2) impact fees in the amount of approximately $3.7 million, and (3) approximately $16.1 million from proceeds of the Series 2026 Bonds (as defined herein).

(f) The City Council has determined to defray the costs of the City Projects through an installment purchase transaction, or transactions, pursuant to which the City will enter into a Base Lease (as defined herein and the form of which is attached hereto as Exhibit A) and a Facilities Agreement (as defined herein and the form of which is attached hereto as Exhibit B) (the consummation of such agreements and the City Projects are collectively referred to herein as the "***Transaction***"). Such Base Lease and Facilities Agreement may be amended from time to time to allow for multiple transactions.

(g) Pursuant to the provisions of the Base Lease, the City will (i) lease certain real property (as more specifically defined herein, the "***2026 Real Property***") underlying the Facilities (as defined in the Facilities Agreement) to the Corporation (as defined herein) in consideration of the issuance by the Corporation of one or more series of installment purchase revenue bonds which will be issued pursuant to the provisions of the Trust Agreement (as defined herein) and the payment of Base Lease Rent (as defined in the Base Lease), and (ii) convey the improvements situated on the 2026 Real Property to the Corporation so that they may be incorporated into the 2026 Project (as defined in the Facilities Agreement). The Series 2026 Bonds will be paid by the Corporation from the receipts of certain payments (the "***Installment Payments***") made by the City to the Corporation under the provisions of the Facilities Agreement. Pursuant to the provisions of the Facilities Agreement, the City will agree to purchase the Facilities from the Corporation by making the Installment Payments.

(h) Installment purchase revenue bonds will be issued by the Corporation in one or more series and captioned as "Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026," in a principal amount to be determined by the Corporation not exceeding an aggregate principal amount of $17,000,000 (the "***Series 2026 Bonds***"). The Corporation shall change the bond caption or series designation as appropriate to reflect transaction timing and structure, upon advice received and as appropriate. The proceeds of the Series 2026 Bonds may be used (i) to defray the cost of the 2026 Project, (ii) to make the initial payment of Base Lease Rent to defray the costs of the Ancillary Project, and (iii) to pay costs related to the issuance of the Series 2026 Bonds.

(i) The rights to receive Installment Payments are being assigned by the Corporation to the Trustee under the Trust Agreement as security and the source of payment for the Series 2026 Bonds.

(j) The City Council has further determined that the Transaction will serve a proper public and corporate purpose.

(k) For the reasons and public purposes recited herein, in order to provide for the City Projects, the City Council has determined that it is necessary and in the best interest of the City to enter into the Transaction authorized by this Ordinance with the Corporation.

* * *

ARTICLE II

DEFINITIONS

Section 2.1 Definitions. The terms defined in this Section for all purposes of this Ordinance shall have the respective meanings as set forth in this Section. The term:

"***2026 Real Property***" means all those certain pieces, parcels, or tracts of land as described in the Base Lease and at Exhibit D attached hereto.

"***Authorized Officer***" means the Mayor and the City Administrator, each of whom is authorized to act individually as the Authorized Officer.

"***Base Lease***" means the Base Lease Agreement by and between the City and the Corporation, as the same may be amended or supplemented from time to time, the form of which is attached hereto as Exhibit A.

"***Bond Counsel***" means, with respect to the initial issuance of the Series 2026 Bonds, Pope Flynn, LLC, and in any other context shall include an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal, state, and public agency financing, selected by the City.

"***City***" means the City of Goose Creek, South Carolina.

"***City Administrator***" means the City Administrator of the City of Goose Creek, South Carolina, including any Interim City Administrator.

"***City Clerk***" means the City Clerk of the City of Goose Creek, South Carolina.

"***City Council***" means the City Council of the City of Goose Creek, South Carolina.

"***City Projects***" has the meaning given such term in Section 1.1 of this Ordinance and comprises both the 2026 Project and the Ancillary Project as such terms are defined in the Facilities Agreement.

"***Code***" means the Internal Revenue Code of 1986, as amended, from time to time, or any successor internal revenue laws of the United States enacted by the Congress of the United States in replacement thereof. References to the Code and sections of the Code include relevant applicable regulations, temporary regulations and proposed regulations thereunder and any successor provisions to those sections, regulations, temporary regulations or proposed regulations.

"***Continuing Disclosure Agreement***" means the agreement, which may also be referred to as the Disclosure Dissemination Agent Agreement, of the City (on behalf of the Corporation) authorized pursuant to Section 3.2(c) of this Ordinance and attached hereto at Exhibit C.

"***Corporation***" means the Goose Creek Municipal Finance Corporation, a South Carolina nonprofit public benefit corporation.

"***Facilities***" has the meaning given such term in the Facilities Agreement.

"***Facilities Agreement***" means the one or more Facilities Agreements by and between the Corporation and the City, to provide for the City's acquisition of the Facilities, as may be amended from time to time, the form of which is attached hereto as Exhibit B.

"***Financing Documents***" means, collectively, the Base Lease, the Facilities Agreement, and the Trust Agreement, as each may be amended or supplemented from time to time.

"***Mayor***" means the Mayor of the City of Goose Creek, South Carolina.

"***Official Statement***" means the official statement prepared in connection with the sale of the Series 2026 Bonds.

"***Ordinance***" means this Ordinance of the City.

"***Preliminary Official Statement***" means the preliminary official statement prepared in connection with the sale of the Series 2026 Bonds.

"***Series 2026 Bonds***" has the meaning given such term in Section 1.1 of this Ordinance.

"***South Carolina Code***" shall mean the Code of Laws of South Carolina 1976, as amended.

"***State***" shall mean the State of South Carolina.

"***Trust Agreement***" means the Trust Agreement by and between the Corporation and the Trustee providing for the issuance of the Series 2026 Bonds, as the same may be amended or supplemented from time to time by the parties thereto.

"***Trustee***" means U.S. Bank Trust Company, National Association, in the capacity as Trustee.

* * *

ARTICLE III

AUTHORIZATION OF INSTALLMENT PURCHASE TRANSACTION

Section 3.1 Authorization for the Transaction; Appropriation of City Funds. The Transaction is hereby approved. The Authorized Officer and other appropriate officers and agents of the City are empowered and directed to negotiate, execute, and deliver contracts, agreements, certificates and conveyances necessary or convenient to accomplish the Transaction, including the Financing Documents. A portion of the cash contribution described in Section 1.1(e) in the amount of $3,329,000 has not previously been, but is hereby, appropriated from the City's general fund in the amount of $2,500,000 from grant proceeds and in the amount of $829,000 from the proceeds of the sale of real property (relating to that parcel identified as TMS No. 235-00-00-003) for the purpose of defraying the costs of the Ancillary Project and the Parking Projects, respectively, and thereby reducing the amount of the Corporation borrowing and resultant Installment Payments. In making such appropriation, the City has determined to amend its fiscal year 2026 annual budget to duly and properly authorize such appropriation. Pursuant to Section 6-1-80 of the South Carolina Code, a public hearing regarding the foregoing budget amendment has been held prior to enactment of this Ordinance; notice of such public hearing, the form of which is attached hereto as Exhibit E, was timely published in accordance with 6-1-80 of the South Carolina Code and the City's code of ordinances. If the Transaction does not close during fiscal year 2026 and absent a repeal of such appropriation in the City's approved fiscal year 2027 budget, the $3,329,000 appropriation shall carry forward into the City's fiscal year 2027 budget, and shall continue to carry forward in each subsequent fiscal year until fully expended for the City Projects.

Section 3.2 Approval of Corporation, Issuance of the Series 2026 Bonds, and Rule 15c2-12 Undertaking. (a) The City hereby approves the formation, purposes, and activities of the Corporation as the same are set forth in the bylaws of the Corporation.

(b) The City hereby approves the issuance by the Corporation of the Series 2026 Bonds as a single series, or from time to time as several series of Series 2026 Bonds. In the event multiple series of Series 2026 Bonds are issued, or in the event there is only issued a single series, the first series or single series, as appropriate, shall be issued within one year of the date hereof. No Series 2026 Bonds shall mature later than September 1, 2046. The foregoing authorization related to the issuance of the Series 2026 Bonds is explicitly conditioned on the prior or simultaneous execution by the Authorized Officer of the Facilities Agreement and the Base Lease. The City also acknowledges that, in accordance with the provisions of the Facilities Agreement, the City will acquire absolute title to the Facilities upon payment of all amounts due under the Facilities Agreement; *provided, however,* that the City does not hereby waive its right to terminate the Facilities Agreement prior to such payment in accordance with the provisions of the Facilities Agreement.

(c) Any Authorized Officer is hereby authorized to execute and deliver, on behalf of the City (and the Corporation), the Continuing Disclosure Agreement in form substantially similar to that attached hereto at Exhibit C, with such changes thereto as such official, with advice of counsel, shall approve. The City hereby covenants and agrees to comply with and carry out its obligations pursuant to said Continuing Disclosure Agreement. Additionally, the Authorized Officer is authorized to contract with Digital Assurance Certification, L.L.C. ("***DAC***") for certain dissemination services associated with the execution and delivery of the Continuing Disclosure Agreement. Should the City determine to contract with DAC, the City may execute an amendment to a prior Continuing Disclosure Agreement in lieu of a new such agreement.

Section 3.3 Approval of Base Lease, Facilities Agreement, and Trust Agreement. (a) The City Council has reviewed the Base Lease, the form of which is attached to this Ordinance as Exhibit A. The Base Lease is hereby approved and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if the Base Lease were set out in this Ordinance in its entirety. The Authorized Officer is hereby authorized, empowered, and directed to execute, acknowledge, and deliver, and the City Clerk is hereby authorized, empowered, and directed to attest, the Base Lease in the name and on behalf of the City, and thereupon to cause the Base Lease to be delivered to the Corporation and to cause the Base Lease (or memoranda thereof) to be recorded in the office of the Register of Deeds for Berkeley County. The Base Lease is to be in substantially the form now before this meeting, or with such changes therein as shall be approved by the Authorized

Officer. Such changes shall be made only after receipt of the advice of legal counsel and may include such terms and conditions as are useful or necessary to carry out the purposes of this Ordinance. The execution thereof by an Authorized Officer and the City Clerk constitutes conclusive evidence of approval of any and all changes or revisions therein from the form of Base Lease now before this meeting. Any amendment to the Base Lease shall be executed in the same manner. The Base Lease may be effected through one or more Base Leases.

(b) The City Council has reviewed the Facilities Agreement, the form of which is attached to this Ordinance as Exhibit B. The Facilities Agreement is hereby approved and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Facilities Agreement were set out in this Ordinance in its entirety. The Authorized Officer is hereby authorized, empowered, and directed to execute, acknowledge, and deliver, and the City Clerk is hereby authorized, empowered, and directed to attest, the Facilities Agreement in the name and on behalf of the City, and thereupon to cause the Facilities Agreement to be delivered to the Corporation and to cause the Facilities Agreement (or memoranda thereof) to be recorded in the office of the Register of Deeds for Berkeley County. The Facilities Agreement is to be in substantially the form now before this meeting, or with such changes therein as shall be approved by the Authorized Officer. Such changes shall be made only after receipt of the advice of legal counsel and may include such terms and conditions as are useful or necessary to carry out the purposes of this Ordinance. The execution thereof by the Authorized Officer and the City Clerk constitutes conclusive evidence of approval of any and all changes or revisions therein from the form of the Facilities Agreement now before this meeting. Any amendment to the Facilities Agreement shall be executed in the same manner. The Facilities Agreement may be effected through one or more Facilities Agreements.

(c) The City is not a party to the Trust Agreement, but the City acknowledges that the Trust Agreement is an integral part of the documents related to the Transaction. The form of the Trust Agreement previously presented to the City Administrator and made available for review by the City Council is hereby approved by the City Council with such additions, deletions, amendments, and changes as may be deemed necessary by the parties thereto and approved by the City Administrator prior to the consummation of the Transaction. Such changes shall be made only after receipt of the advice of legal counsel to the City and may include such terms and conditions as are useful or necessary to carry out the purposes of this Ordinance. The Trust Agreement may be effected through one or more Trust Agreements, as any of such agreements may be supplemented or amended to carry out the Transaction.

Section 3.4 Selection of Trustee. The City and the Corporation have selected U.S. Bank Trust Company, National Association as the Trustee in connection with the Transaction. The Authorized Officer is hereby authorized, with advice from bond counsel and the consent of the Corporation, to transact with the Trustee to effect the Transaction.

Section 3.5 Execution of Documents. (a) The Authorized Officer is fully empowered and authorized to take such further actions and to execute and deliver such additional documents as may be deemed necessary or desirable in order to effectuate the execution and delivery of the Base Lease and the Facilities Agreement in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officer in executing and delivering any of such documents is hereby fully authorized. The Authorized Officer is authorized to negotiate and execute any bond purchase agreement, term sheet, or other purchase document related to the Series 2026 Bonds, and actions previously taken to such effect are fully ratified.

(b) The City Administrator is hereby authorized on behalf of the City to "deem final" the Preliminary Official Statement within the meaning of Rule 15c2-12 adopted by the U.S. Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, and the Mayor is authorized to execute and deliver the final Official Statement.

Section 3.6 Coordination with Procurement Policies. (a) The Corporation has resolved to abide by City's procurement policies and the development of the 2026 Project shall be completed in accordance with such procurement policies.

(b) The City's procurement code does not address the sale of municipal bonds or the coordination of activities with a special purpose nonprofit corporation (like the Corporation) to finance City-used facilities by such entity, acting on behalf of the City within

the meaning of Revenue Ruling 63-20, 1963-1 C.B. 24 and Treasury Regulation Section 1.103-1(b). The City explicitly approves the Transaction and the Financing Documents hereinabove, and approves the engagement of, and the sale of the Series 2026 Bonds through, Raymond James & Associates, Inc. as underwriter for the Series 2026 Bonds due to the familiarity of the underwriter with the structure of the Series 2026 Bonds, and the City's past successful work with key underwriter personnel, and after reviewing indicative pricing, in consultation with the City's municipal advisor. To the extent of any conflict between the Transaction, the Financing Documents, and the manner of sale of the Bonds on the one hand, and the City's procurement policies on the other, this Ordinance shall control and constitute the City procurement policies for all purposes hereunder.[1] The authorizations provided herein are explicitly found to embody sound principles of appropriately competitive procurement given the specialized nature of the transactions.

* * *

[1] *See Glasscock Co., Inc. v. Sumter Cnty.*, 361 S.C. 483, 491, 604 S.E.2d 718, 722 (Ct. App. 2004) (allowing "local governments needed flexibility to determine what is 'appropriately competitive' in light of the public business they must transact").

ARTICLE IV

TAX COVENANTS

Section 4.1 Tax Covenants. (a) The Corporation is issuing the Series 2026 Bonds on behalf of the City. Without limiting the generality of the foregoing, the City represents and covenants, except as to any portion of the Series 2026 Bonds that may be issued on a federally taxable basis, that:

(i) The City will not permit the proceeds of the Series 2026 Bonds or any facility financed or refinanced with the proceeds thereof to be used in any manner that would cause the Series 2026 Bonds to meet the private business tests of Section 141(b)(1) and (2) of the Code or the private loan financing test of Section 141(c) of the Code.

(ii) The City is not a party to nor will it enter into any contracts with any person for the use or management of any facility provided with the proceeds of the Series 2026 Bonds that do not conform to the guidelines set forth in Revenue Procedure 2017-13.

(iii) The City will not sell or lease the Facilities obtained with proceeds of the Series 2026 Bonds or the 2026 Real Property to any person unless it obtains an opinion of Bond Counsel that such lease or sale will not adversely affect the designation of the Series 2026 Bonds as tax-exempt bonds.

(iv) The Series 2026 Bonds will not be federally guaranteed within the meaning of Section 149(b) of the Code.

(v) The City, pursuant to the Facilities Agreement, will have exclusive beneficial use of the City Projects for the life of the Series 2026 Bonds for the purposes of Sec. 3.041(a) of Rev. Proc. 82-26, 1982-1 CB 476.

(b) In the event that at the time of closing of the Series 2026 Bonds, the City (including the Corporation's issuance of the Series 2026 Bonds) expects to issue no tax-exempt obligations in a given calendar year which, together with the Series 2026 Bonds, would aggregate more than $10,000,000, an Authorized Officer may designate such Series 2026 Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.

(c) The City hereby declares its intention to reimburse itself for a portion of the costs of the City Projects with the proceeds of the Series 2026 Bonds. To that end, the City Council determines and declares as follows:

(1) No funds from any sources other than the Series 2026 Bonds are or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to the budget or financial policies of the City for the financing of the portion of the costs of acquisition, construction, and equipping of the City Projects to be funded with the Series 2026 Bonds;

(2) The City reasonably expects that all or a portion of the expenditures incurred for the City Projects and the issuance of the Series 2026 Bonds will be paid prior to the issuance of the Series 2026 Bonds;

(3) The City intends and reasonably expects to reimburse itself for all such expenditures paid by it with respect to the City Projects prior to the issuance of the Series 2026 Bonds from the proceeds of the Series 2026 Bonds, and such intention is consistent with the budgetary and financial circumstances of the City;

(4) All of the costs to be paid or reimbursed from the proceeds of the Series 2026 Bonds will be for costs incurred in connection with the issuance of the Series 2026 Bonds, or will, at the time of payment thereof, be properly chargeable to the capital account of the City Projects (or would be so chargeable with a proper election) under general federal income tax principles; and

(5) this Ordinance shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

* * *

ARTICLE V

MISCELLANEOUS

Section 5.1 Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5.2 Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the City, and any part of any ordinance or resolution, inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5.3 Effective Date. This Ordinance shall be effective upon its enactment by the City Council.

* * *

(*Execution Page Follows*)

DONE, RATIFIED AND ENACTED this 11th day of August 2026.

CITY OF GOOSE CREEK,
SOUTH CAROLINA

_____
Mayor, Gregory S. Habib

(SEAL)

Attest:_____
Kelly J. Lovette, City Clerk

_____	_____
Mayor Pro Tem Debra Green-Fletcher	Councilmember Jerry Tekac
_____	_____
Councilmember Christopher Harmon	Councilmember Hannah Cox
_____	_____
Councilmember Gayla McSwain	Councilmember Melissa Enos-Sims

First Reading:	July 14, 2026
Introduction Hearing:	July 14, 2026
Budget Public Hearing:	August 11, 2026
Second Reading:	August 11, 2026

EXHIBIT A

FORM OF BASE LEASE

EXHIBIT B

FORM OF FACILITIES AGREEMENT

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

DESCRIPTION OF THE 2026 REAL PROPERTY

The 2026 Real Property includes the following:

Facilities	**TMS Number**
Fire Facility	2220000178
Parking Facilities	[235-00-00-088 & Portion of 243-00-00-049]

The Authorized Officer is directed to obtain a current legal description of the 2026 Real Property to include as an exhibit to the Base Lease prior to the execution thereof. Note, the TMS Numbers recited above may be subject to change based upon the updated survey and any accompanying subdivision. Note also that the portions of the City Projects defined as Ancillary Project are not located on the 2026 Real Property and not subject to the Base Lease or Facilities Agreement.

EXHIBIT E

PUBLIC HEARING NOTICE

Pursuant to Section 6-1-80 of the Code of Laws of South Carolina 1976, as amended, Public Notice is hereby given that the City Council of City of Goose Creek, South Carolina (the "City Council"), the governing body of the City of Goose Creek, South Carolina (the "City"), will hold a public hearing (the "Public Hearing") concerning a proposed ordinance entitled, "AN ORDINANCE AUTHORIZING THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION TO PROVIDE FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, INSTALLATION, RENOVATION, AND EQUIPPING OF CERTAIN HOSPITALITY AND PUBLIC SAFETY FACILITIES, INCLUDING ALL IMPROVEMENTS AND FACILITIES RELATED THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO SUCH TRANSACTION, INCLUDING THE BASE LEASE AGREEMENT AND THE FACILITIES AGREEMENT; APPROPRIATING CERTAIN FUNDS OF THE CITY AND AMENDING THE FISCAL YEAR 2026 BUDGET TO EFFECT THE SAME; APPROVING THE ISSUANCE OF BONDS BY THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; DELEGATING AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO EFFECT SUCH TRANSACTION AND DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO" (the "Ordinance"). Pursuant to the Ordinance, the City, in addition to the authorization for certain installment purchase revenue bonds, is considering certain amendments to the City's budget for the 2026 Fiscal Year (the "Amendments"). The Public Hearing on the Ordinance, including the approval of the Amendments, will be held on Tuesday, August 11, 2026 in the Court Building, 519 N. Goose Creek Blvd., Goose Creek, South Carolina 29445 at 6:00 p.m. (or as soon thereafter as time permits). The Public Hearing will be held during the Council's regular meeting scheduled and will occur prior to second reading of the Ordinance.

The following information is provided with respect to the Amendments:

Fund	Type	Current Budget for 2026	Amended Budget for 2026	% Change
General Fund	Revenue	$69,147,433	$72,476,433	4.81%
General Fund	Operating Exp.	$69,062,422	$72,391,422	4.82%

* No tax millage is included in the amount increased. Of the budgeted revenues and expenditures, all funds were from an accumulated surplus of prior year budgeted funds, grants, or proceeds from the sale of real property.

BASE LEASE AGREEMENT

between

CITY OF GOOSE CREEK, SOUTH CAROLINA
as lessor

and

GOOSE CREEK MUNICIPAL FINANCE CORPORATION
as lessee

Dated as of September 1, 2026

All right, title, and interest of the Goose Creek Municipal Finance Corporation in this Base Lease Agreement have been assigned to U.S. Bank Trust Company, National Association as Trustee under the Trust Agreement dated as of September 1, 2026, and are subject to the security interest of the Trustee.

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BASE LEASE AGREEMENT

This BASE LEASE AGREEMENT dated as of September 1, 2026 (this "***Base Lease***") is made and entered into by and between the GOOSE CREEK MUNICIPAL FINANCE CORPORATION (together with its successors and assigns, the "***Corporation***"), a South Carolina nonprofit corporation, as lessee, and the CITY OF GOOSE CREEK, SOUTH CAROLINA (the "***City***"), a political subdivision of the State of South Carolina (the "***State***"), as lessor.

WITNESSETH:

WHEREAS, the Corporation is a nonprofit corporation formed under the provisions of Title 33, Chapter 31 of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the City is a political subdivision of the State and is authorized under the provisions of Sections 5-7-30 and 5-7-40, Code of Laws of South Carolina 1976, as amended, to enter into this Base Lease;

WHEREAS, the City is the owner of the Existing Facilities and 2026 Real Property (as such terms are defined herein, respectively);

WHEREAS, the City desires to convey the Existing Facilities and lease the 2026 Real Property to the Corporation so that the Corporation may provide for the 2026 Project (as defined in the hereinafter defined Facilities Agreement) with the proceeds of the Series 2026 Bonds (as defined in the hereinafter defined Trust Agreement);

WHEREAS, the Facilities (as defined in the Facilities Agreement) will be sold by the Corporation to the City under the terms of a Municipal Facilities Purchase and Occupancy Agreement dated as of September 1, 2026 (the "***Facilities Agreement***") between the Corporation and the City;

WHEREAS, the payments to be made under the Facilities Agreement and the rights of the Corporation thereto (except for certain reserved rights as provided therein) are to be assigned to U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"), pursuant to the terms of a Trust Agreement dated as of September 1, 2026 (the "***Trust Agreement***"), between the Corporation and the Trustee, in order to secure and provide a source of payment for certain bonds, the proceeds of which are to be used for the purposes described above and in the Trust Agreement; and

WHEREAS, the City desires to enter into this Base Lease in order to achieve the foregoing purposes.

NOW, THEREFORE, in consideration of the payment of the Base Lease Rent (as defined herein) and premises and the mutual covenants and agreements set forth herein, the City and the Corporation do hereby covenant and agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.1 Definitions of Words and Terms. Capitalized terms not otherwise defined herein are used with the meanings provided therefor in the Trust Agreement or the Facilities Agreement, unless some other meaning is plainly intended. In addition, the following terms shall have the meanings set forth below, unless some other meaning is plainly intended:

"***2026 Project***" has the meaning set forth in the Facilities Agreement.

"***2026 Real Property***" means the real property, absent any improvements thereon, on which the 2026 Project is or will be located, as described in Exhibit A hereto.

"***Additional Real Property***" means any real property made subject to this Base Lease pursuant to any supplement hereto.

"***Base Lease Rent***" means the amount set forth in Section 3.4 of this Base Lease.

"***Base Lease Term***" means the term of this Base Lease which begins as of September 1, 2026, and ends on the earlier of (i) September 1, 2051, or (ii) the date on which the Series 2026 Bonds are discharged within the meaning of Section 3.19(d) of the Trust Agreement.

"***City***" means the City of Goose Creek, South Carolina.

"***City Council***" means the City Council of the City, as the governing body of the City, and any successor body.

"***Corporation***" means the Goose Creek Municipal Finance Corporation, a South Carolina nonprofit corporation, and its successors and assigns.

"***Event of Default***" means (a) with respect to the Facilities Agreement, any Event of Default as defined in Section 8.1 of the Facilities Agreement, and (b) with respect to the Trust Agreement, any Event of Default as defined in Section 7.1 of the Trust Agreement.

"***Existing Facilities***" means those certain improvements presently existing on the 2026 Real Property, as described in Exhibit B hereto, and does not include any real property.

"***Facilities***" has the meaning given such term in the Facilities Agreement.

"***Facilities Agreement***" means the Municipal Facilities Purchase and Occupancy Agreement dated as of September 1, 2026 between the Corporation and the City.

"***Installment Payments***" means those payments required to be made by the City by Sections 4.1, 4.2, and 4.4 of the Facilities Agreement.

"***Ordinance***" means the Ordinance enacted by the Council on August 11, 2026, authorizing the City's execution and delivery of this Base Lease and the Facilities Agreement and consenting to the Trust Agreement.

"***State***" means the State of South Carolina.

"***Trust Agreement***" means the Trust Agreement dated as of September 1, 2026 between the Corporation and the Trustee.

"***Trustee***" means U.S. Bank Trust Company, National Association, a national banking association organized and existing under the laws of the United States, and its successor or successors and any other trustee which at any time may be substituted in its place pursuant to and at the time serving as trustee under the Trust Agreement.

Section 1.2 Rules of Construction. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words importing the singular number shall include the plural and vice versa, and words importing person shall include firms, associations and corporations, including public bodies, as well as natural persons.

The table of contents hereto and the headings and captions herein are not a part of this document. Three asterisks mark the end of each Article.

Section 1.3 Accounting Terms. Accounting terms used herein and not otherwise specifically defined shall have the meaning ascribed to such terms by accounting principles generally accepted in the United States as from time to time in effect.

* * *

ARTICLE II

REPRESENTATIONS

Section 2.1 Representations by the City. The City represents, warrants, and covenants as follows:

(a) The City is a political subdivision of the State.

(b) The conveyance of the Existing Facilities from the City to the Corporation and the demise and lease of the 2026 Real Property by the City to the Corporation, as provided in this Base Lease, in order to allow the Corporation (i) to defray the costs of the 2026 Project (ii) to make the initial payment of Base Lease Rent to defray the costs of the Ancillary Project, (iii) to provide for the issuance of the Series 2026 Bonds, and (iv) to provide for the sale of the Facilities to the City pursuant to the Facilities Agreement, have been undertaken in order to enable the City to continue to provide suitable public facilities in the City for essential governmental functions.

(c) The City Council has full power and authority to enact the Ordinance and the City has full power and authority to enter into the transactions contemplated by this Base Lease and to carry out its obligations hereunder.

(d) Neither the execution and delivery of this Base Lease, nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby, conflicts with or results in a breach of the terms, conditions, or provisions of any restriction or any agreement or instrument to which the City is now a party or by which the City is bound.

(e) The City has not made, done, executed, or suffered, and warrants that it will not make, do, execute, or suffer, any act or thing whereby the City's interests in the 2026 Real Property and the Facilities shall be or may be impaired, changed, or encumbered in any manner whatsoever except as permitted by this Base Lease or the Facilities Agreement.

(f) The City has good, valid, and marketable title to and is the fee owner of the 2026 Real Property existing on the date hereof. Prior to the conveyance of the Existing Facilities to the Corporation pursuant to Section 3.1 hereof, any improvements on the 2026 Real Property existing on the date hereof are free and clear of all liens, encumbrances, and restrictions (including, without limitation, leases) other than Permitted Encumbrances (as defined in the Facilities Agreement). To the extent permitted by law, the City further binds itself to warrant and forever defend the 2026 Real Property, and the Facilities and improvements thereon, unto the Corporation, its successors and assigns, against the City and its assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Section 2.2 Representations by the Corporation. The Corporation represents, warrants and covenants as follows:

(a) The Corporation is a nonprofit corporation duly incorporated under the laws of the State and has corporate power to enter into this Base Lease, the Facilities Agreement and the Trust Agreement. By proper corporate action, the officers of the Corporation have been duly

authorized to execute and deliver this Base Lease, the Facilities Agreement and the Trust Agreement, and the Corporation has full power and authority to enter into the transactions contemplated by this Base Lease and to carry out its obligations hereunder.

(b) The execution and delivery of this Base Lease, the Facilities Agreement, and the Trust Agreement and the consummation of the transactions herein and therein contemplated will not conflict with or constitute a breach of or default under the Corporation's articles of incorporation or bylaws or any bond, debenture, note, or other evidence of indebtedness of the Corporation, or any contract, agreement, or instrument to which the Corporation is a party or by which it is bound.

(c) To provide funds to defray the costs of the 2026 Project, and, through the payment of Base Lease Rent, the Ancillary Project, the Corporation will enter into the Trust Agreement pursuant to which it will issue the Series 2026 Bonds payable from and secured by the Installment Payments under the Facilities Agreement.

* * *

ARTICLE III

CONVEYANCE AND LEASE OF THE 2026 REAL PROPERTY AND CONVEYANCE OF IMPROVEMENTS

Section 3.1 Lease of the 2026 Real Property; Conveyance of Existing Facilities. The City hereby demises and leases to the Corporation and the Corporation hereby leases from the City the 2026 Real Property for a term which ends on the expiration of the Base Lease Term for the rentals and other consideration set forth in Section 3.4 hereof and in accordance with the provisions of this Base Lease. The City hereby conveys the Existing Facilities to the Corporation and the Corporation hereby accepts such conveyance from the City. The parties hereto agree to amend Exhibit A to this Base Lease by the execution of a Supplement to Base Lease Agreement, in substantially the form of Exhibit C attached hereto, from time to time, if the City acquires Additional Real Property which should become subject to this Base Lease.

Section 3.2 Purchase of the Facilities. Pursuant to the terms of the Facilities Agreement, the Corporation will provide for the 2026 Project and will convey title to the Facilities to the City, but subject to the terms of the Trust Agreement and the reservation of certain rights under this Base Lease.

Section 3.3 Assignments, Subleases and Mortgages. Except as contemplated by the Trust Agreement or permitted by the Facilities Agreement, the Corporation may not (i) mortgage or otherwise encumber or assign its rights under this Base Lease, (ii) lease, assign, transfer, or otherwise dispose of its interest in the 2026 Real Property or the Facilities or any portion thereof or (iii) remove, modify, or alter the 2026 Real Property or the Facilities, without the consent of the City.

Section 3.4 Rent and Other Consideration. As and for rental hereunder and in consideration for the leasing of the 2026 Real Property to the Corporation hereunder, the Corporation agrees (i) to pay the City from the proceeds of the Series 2026 Bonds the aggregate sum of $11,030,620 (representing an initial payment of Base Lease Rent), which the City hereby covenants will be used for the acquisition, construction, renovation and equipping of the Ancillary Project, (ii) to pay to the City an annual amount of Base Lease Rent of One Dollar ($1.00) per year, and (iii) to fulfill its obligations with respect to the Facilities as provided in the Facilities Agreement. The $11,030,620 initial payment of Base Lease Rent and all investment earnings thereon must be used to provide tangible real or tangible personal property.

Section 3.5 Taxes and Insurance. The City shall pay and have responsibility for all taxes on and insurance of the 2026 Real Property and the Facilities. All insurance shall provide that the proceeds shall be payable to the City, the Corporation, or the Trustee as their interests may appear.

Section 3.6 Granting of Easements, Rights of Way, Releases and Substitutions of Property. (a) From time to time during the term hereof and so long as there is not an existing Event of Default under the Facilities Agreement and there has not occurred an Event of Nonappropriation (as defined in the Facilities Agreement) that has not been waived by the Corporation or the Trustee (if applicable), the Corporation, at the request of the City, may execute such instruments as are necessary to provide for the granting of easements or rights of

way for road construction, utilities, or in such other instances as the City certifies are not inconsistent with or incompatible with the continued use of the balance of the 2026 Real Property for its intended purposes. Such instruments may include a termination of this Base Lease with respect to such portion of the 2026 Real Property as is affected thereby or an acceptance or acknowledgment of the right of the grantee of any such easement or right-of-way to continue to use such property notwithstanding the exercise of any rights or remedies afforded to the Corporation hereunder or under the Facilities Agreement. Any request from the City hereunder shall be accompanied by copies of any instruments proposed to be executed together with a certificate from the City to the effect that: (i) the continued use of the 2026 Real Property affected thereby will not be impaired or hampered thereby; (ii) access to the 2026 Real Property for ingress and egress will be adequate for the purposes for which the 2026 Real Property is intended to be used; and (iii) the value of the 2026 Real Property to the City will not be significantly diminished thereby.

(b) The Corporation may also terminate this Base Lease with respect to any portion of the 2026 Real Property deemed excess or unneeded for the continued operation of the Facilities and the related facilities for the purposes for which they were designed or are then being used, and release its interest in such portion to the City, upon receipt by the Corporation of the following: (i) a plat showing the location of the Facilities and related facilities and the portion of the 2026 Real Property deemed excess or unneeded; (ii) an amendment to Exhibit A hereto revising the description of the affected parcel of the 2026 Real Property; (iii) a certificate from an engineer or architect stating that the remaining 2026 Real Property will be adequate for the continued operation of the Facilities and related facilities for the purpose for which they were designed or are then being used including a certification that there will be adequate access to the remaining 2026 Real Property for ingress and egress; and (iv) a certification from the City that the portion of the 2026 Real Property being released from the provisions hereof is excess to or unneeded for the continued operation of the Facilities and related facilities for the purposes for which they were designed or are then being used.

* * *

ARTICLE IV

TERMINATION

Section 4.1 Termination. (a) This Base Lease shall terminate upon the completion of the Base Lease Term; provided, however, in the event the City exercises the option to purchase the Facilities as provided in Section 9.1 of the Facilities Agreement and satisfies the conditions thereof, then this Base Lease shall be considered terminated through merger of the leasehold interest with the interest of the City and, provided further, that upon any partition of the Facilities pursuant to Section 2.4 of the Facilities Agreement, this Base Lease shall be terminated with respect to that portion of the 2026 Real Property (the "***City Real Property***") relating to any City Facilities (as defined in the Facilities Agreement) and the City Real Property shall no longer be subject to this Base Lease and the Corporation shall have no interest therein.

(b) The Corporation agrees, upon any termination or completion of the Base Lease Term or the exercise by the City of its option to purchase as provided in Section 9.1 of the Facilities Agreement, to quit and surrender the 2026 Real Property and that all title and interest in the Facilities and the 2026 Real Property shall vest in the City free and clear of the encumbrance of this Base Lease and any other encumbrances except Permitted Encumbrances (as defined in the Facilities Agreement). The Corporation agrees, upon any partition of the Facilities provided for in Section 2.4 of the Facilities Agreement, to quit and surrender the City Real Property and that all title and interest in the City Facilities and the City Real Property shall vest in the City free and clear of the encumbrance of this Base Lease and any other encumbrances except Permitted Encumbrances.

If an Event of Default under the Facilities Agreement occurs or if the City fails to continue the Facilities Agreement for the entire term thereof for any reason, the Corporation shall have the right of possession of the portion of the 2026 Real Property (the "***Corporation Real Property***") relating to the Corporation Facilities (as defined in the Facilities Agreement) as the result of a partition as provided for in Section 2.4 of the Facilities Agreement for the remainder of the Base Lease Term and shall have the right to sublease the Corporation Facilities or transfer its leasehold interest in the Corporation Real Property and in this Base Lease upon whatever terms and conditions it deems prudent; provided that the Corporation Facilities shall always be operated in compliance with all applicable governmental rules, regulations and orders. Both parties acknowledge that the City has an insurable interest in the Corporation Facilities but not in any additions, alterations, furnishings, and fixtures provided in connection with the use of the Corporation Facilities by the Corporation or any person to whom the Corporation enters into a lease, license or other such agreement providing for occupancy temporary or long-term. Therefore, the City's obligation to provide insurance and pay taxes under the provisions of Section 3.5 hereof shall be limited to the 2026 Real Property and the Facilities as they existed as of the Partition Date (as defined in the Facilities Agreement) and the Corporation shall provide the City with adequate public liability and comprehensive risk insurance covering any additions, alterations, furnishings and fixtures to the Corporation Facilities acquired, constructed or installed after the Partition Date, and shall pay all taxes relating to any additions, alterations, furnishings and fixtures located therein for the remainder of the Base Lease Term and will furnish the City with evidence thereof. In the event that the Corporation shall receive a payment for the transfer of its leasehold interest or total rental payments for subleasing that are, after the payment of the Corporation's expenses in connection therewith, including fees and expenses of

the Trustee, in excess of the principal amount of the Bonds then Outstanding (as defined in the Trust Agreement) at the time of termination or default and the interest and premium, if any, due and to become due thereon (with amounts so received to be credited first to such interest and then to principal), then such excess shall be paid to the City by the Corporation, its assigns or its lessee.

Section 4.2 Default by the Corporation. The City shall not have the right to exclude the Corporation from the 2026 Real Property or the Facilities or to take possession of the 2026 Real Property or the Facilities (except pursuant to the Facilities Agreement) or to terminate this Base Lease prior to the termination of the Base Lease Term notwithstanding any default by the Corporation hereunder; except that if, upon exercise of the option to purchase the Corporation's entire interest in the Facilities granted to the City in Article IX of the Facilities Agreement and after the payment of the purchase price specified therein and the other sums payable under the Facilities Agreement, the Corporation fails to convey its interest in the Facilities to the City pursuant to said option, then the City shall have the right to terminate this Base Lease, such termination to be effective 30 days after delivery of written notice of such termination to the Corporation. However, in the event of any default by the Corporation hereunder, the City may maintain an action, if permitted in equity, for specific performance.

Section 4.3 Quiet Enjoyment. Subject to the Facilities Agreement, the Corporation at all times during the term of this Base Lease shall peaceably and quietly have and enjoy the 2026 Real Property and the Facilities.

Section 4.4 No Merger. Except as expressly provided herein, no union of the interests of the City and the Corporation herein or in the Facilities Agreement shall result in a merger of this Base Lease and the title to the Facilities.

Section 4.5 Waiver of Personal Liability. All liabilities under this Base Lease on the part of the Corporation are fully corporate liabilities of the Corporation as a corporation, and, to the extent permitted by law, the City hereby releases each and every incorporator, member, director and officer of the Corporation of and from any personal or individual liability under this Base Lease, including without limitation the obligation to make payment of the Base Lease Rent. No incorporator, member, director, or officer of the Corporation shall at any time or under any circumstances be individually or personally liable under this Base Lease for anything done or omitted to be done by the Corporation hereunder.

Section 4.6 Maintenance of Premises. Subject to the provisions of the Facilities Agreement, the Corporation covenants that it will maintain or cause to be maintained the 2026 Real Property, and will not cause, permit, or suffer to be caused or permitted waste thereto. At the conclusion of the term of this Base Lease, the 2026 Real Property shall be returned to the City, together with the Facilities and any other improvements thereto, in substantially the condition thereof as of the date hereof or the date the Additional Real Property is added hereto, subject to normal wear and tear. Except as contemplated under the Facilities Agreement, the Corporation shall not make or consent to any other improvements, modifications, or alterations to the 2026 Real Property or the Facilities or any portion thereof, or remove any part thereof without the prior written consent of the City. Prior to an Event of Nonappropriation that has not been waived, in the event of any damage, destruction or condemnation of any of the 2026 Real Property, the provisions of Article VII of the Facilities Agreement shall be deemed to apply with

respect to the 2026 Real Property in like manner as provided therein with respect to Facilities, and the net proceeds from any insurance policies, performance bonds, or condemnation awards shall be applied in the same manner for the benefit of 2026 Real Property as are Net Proceeds under Section 7.2 of the Facilities Agreement. After an Event of Nonappropriation that has not been waived, in the event of any damage, destruction or condemnation of any of the 2026 Real Property, the proceeds of any insurance or condemnation awards allocable to the Corporation's interest in the 2026 Real Property shall be applied as directed by the Trustee either in the manner provided in Section 7.2 of the Facilities Agreement or to the retirement of all Bonds then Outstanding and the excess, if any, remaining thereafter to such use as the City may direct.

* * *

ARTICLE V

CONTROL OF 2026 REAL PROPERTY AND FACILITIES DURING BASE LEASE TERM

Section 5.1 Control of 2026 Real Property and Facilities During Base Lease Term. Subject to the provisions of the Facilities Agreement and Section 4.6 hereof, during the Base Lease Term, the Corporation shall have complete control over the 2026 Real Property and the Facilities and their operation.

* * *

ARTICLE VI

MISCELLANEOUS

Section 6.1 Covenants Running with the 2026 Real Property. All covenants, promises, conditions and obligations herein contained or implied by law are covenants running with the 2026 Real Property and shall attach and bind and inure to the benefit of the City and the Corporation and their respective heirs, legal representatives, successors, and assigns, except as otherwise provided herein.

Section 6.2 Binding Effect. This Base Lease shall inure to the benefit of and shall be binding upon the City and the Corporation, and their respective successors and assigns.

Section 6.3 Severability. In the event any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.

Section 6.4 Amendment, Changes, and Modifications. This Base Lease may not be effectively amended, changed, modified, altered or terminated without the prior written consent of the Trustee, if and to the extent required by the Trust Agreement, other than (i) to make any Additional Real Property subject to this Base Lease, or (ii) as provided in Section 3.6 hereof in connection with the granting of easements, releases, and substitutions.

Section 6.5 Execution in Counterparts. This Base Lease may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute but one and the same instrument.

Section 6.6 Applicable Law. This Base Lease shall be governed by and construed in accordance with the laws of the State.

Section 6.7 Captions. The section and headings herein are for convenience only and in no way define, limit, or describe the scope or intent of any of the provisions hereof.

Section 6.8 Notices. It shall be sufficient service of any notice, request, complaint, demand or other paper required by this Base Lease to be given to or filed with the City, the Corporation, or the Trustee if the same is given or filed in the manner and at the addresses specified in the Trust Agreement.

Section 6.9 Successors and Assigns. All covenants, promises and agreements contained in this Base Lease by or on behalf of or for the benefit of the City or the Corporation, shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

Section 6.10 Compliance. Notwithstanding anything in this Base Lease to the contrary, during the term of this Base Lease, neither the Corporation nor any assignee of the Corporation's interest hereunder nor any sublessee of the Corporation shall operate the Facilities for any purpose which is not in compliance with all applicable governmental rules, regulations and orders.

* * *

WITNESS the due execution of this Base Lease effective as of September 1, 2026.

CITY OF GOOSE CREEK, SOUTH CAROLINA

(SEAL)

Witnesses

By: _____
Gregory Habib, Mayor

_____

_____

Attest:

_____
Kelly Lovette, City Clerk

GOOSE CREEK MUNICIPAL FINANCE CORPORATION

(SEAL)

Witnesses

By: _____
[Name], President

_____

_____

Attest:

_____
[Name], Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGMENT

On this __ day of _____, 2026, Gregory Habib, PERSONALLY, appeared before me and acknowledged that he is the Mayor of the City of Goose Creek, South Carolina and that by authority duly given, he executed the foregoing on behalf of the City.

_____
Notary Public for South Carolina
Printed Name:_____
My Commission Expires:_____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGMENT

On this __ day of _____, 2026, [Name], PERSONALLY, appeared before me and acknowledged that he is the President of the Goose Creek Municipal Finance Corporation and that by authority duly given, he executed the foregoing on behalf of such corporation.

_____
Notary Public for South Carolina
Printed Name:_____
My Commission Expires:_____

EXHIBIT A

LEGAL DESCRIPTIONS OF 2026 REAL PROPERTY

EXHIBIT B

DESCRIPTION OF EXISTING FACILITIES

EXHIBIT C

FORM OF SUPPLEMENT TO BASE LEASE AGREEMENT
(ADDITIONAL REAL PROPERTY)

THIS SUPPLEMENT TO BASE LEASE AGREEMENT (this "***Supplement***") dated _____, 20__, by and between CITY OF GOOSE CREEK, SOUTH CAROLINA, a political subdivision duly existing under the laws of the State of South Carolina, as lessor (the "***City***"), and the GOOSE CREEK MUNICIPAL FINANCE CORPORATION, a South Carolina nonprofit corporation duly organized and existing under the laws of the State of South Carolina, as lessee (the "***Corporation***").

WHEREAS, the City and the Corporation have entered into that certain Base Lease Agreement dated as of September 1, 2026 (the "***Base Lease***"), and pursuant to Section 3.1(a) thereof, enter into this Supplement for the purposes set forth herein.

NOW, THEREFORE, for and inconsideration of the mutual promises and covenants herein contained, the parties hereto hereby agree as follows:

The Base Lease is hereby amended to delete Exhibit A attached thereto and replace it in its entirety with Exhibit A-1 attached hereto.

Except as amended herein, the Base Lease shall remain in full force and effect.

WITNESSES:

CORPORATION:

GOOSE CREEK MUNICIPAL FINANCE CORPORATION

_____ By: _____
_____ Its: _____

_____ By: _____
_____ Its: _____

CITY:

CITY OF GOOSE CREEK, SOUTH CAROLINA

_____ By: _____
_____ Its: _____

This Preliminary Official Statement and the information contained herein are subject to change, completion or amendment without notice. The Series 2026 Bonds may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED [AUGUST 12], 2026

NEW ISSUE
BOOK-ENTRY ONLY
NON-BANK-QUALIFIED

RATINGS:
Moody's: Aa3
(See "RATINGS" herein)

In the opinion of Pope Flynn, LLC, Bond Counsel to the Issuer, under existing law, assuming continuing compliance by the Issuer (as defined below) with certain covenants and the accuracy of certain representations, interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Internal Revenue Code of 1986, as amended (the "Code"). Such interest is, however, included in the "adjusted financial statement income" of certain corporations that are subject to the corporate alternative minimum tax imposed under Section 55 of the Code. In the opinion of Bond Counsel, the Series 2026 Bonds (as defined below) and the interest thereon are exempt from all State, county, municipal, school district, and other taxes or assessments imposed within the State of South Carolina, except estate, transfer, and certain franchise taxes. See "TAX MATTERS" herein for a description of these and other tax considerations.

$15,825,000*
CITY OF GOOSE CREEK, SOUTH CAROLINA
GOOSE CREEK MUNICIPAL FINANCE CORPORATION
INSTALLMENT PURCHASE REVENUE BONDS
(CITY OF GOOSE CREEK PROJECTS)
SERIES 2026

Dated: Date of Delivery **Due: September 1, as shown on inside cover**

The $15,825,000* Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "*Series 2026 Bonds*") are being issued by the Goose Creek Municipal Finance Corporation (the "*Issuer*") for the purpose of providing funds, together with other amounts, (i) to defray the cost of the 2026 Project (as defined herein), (ii) to pay Base Lease Rent (as defined herein) to the City to defray the cost of the Ancillary Project (as defined herein), and (iii) to pay costs related to the issuance of the Series 2026 Bonds. See "PLAN OF FINANCE" herein.

The Series 2026 Bonds are payable from and secured solely by the Trust Estate (as defined herein) created under the Trust Agreement to be dated as of September 1, 2026, between the Issuer and U.S. Bank Trust Company, National Association, as trustee. The Trust Estate consists primarily of the Issuer's right, title, and interest in the Revenues (as defined in Appendix C), including without limitation Installment Payments (as described herein and defined in the Facilities Agreement), under the Municipal Facilities Purchase and Occupancy Agreement to be dated as of September 1, 2026 (the "*Facilities Agreement*") between the Issuer and the City of Goose Creek, South Carolina (the "*City*") which include (a) Base Payments (as defined herein) payable by the City to the Issuer at times and in amounts calculated to be sufficient to enable the Issuer to pay the principal of and interest on the Series 2026 Bonds when due and payable, and (b) certain other amounts receivable by the Issuer under the Facilities Agreement (subject in each case to certain reserved rights). See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein.

The Series 2026 Bonds will be issued initially as registered bonds in denominations of $5,000 and integral multiples thereof in the name of Cede & Co., as nominee of The Depository Trust Company ("*DTC*"), which will act as securities depository for the Series 2026 Bonds under a book-entry-only system, as described herein. So long as the Series 2026 Bonds are held in book-entry-only form, beneficial owners of Series 2026 Bonds will not receive physical delivery of bond certificates. Interest on the Series 2026 Bonds is payable semiannually on March 1 and September 1 of each year commencing March 1, 2027, until maturity, and principal of the Series 2026 Bonds is payable on September 1 in the years and amounts set forth on the inside front cover page, by payment to DTC or its nominee as the registered owner of the Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS" herein.

The Series 2026 Bonds are subject to [optional, and mandatory sinking fund] redemption as set forth herein. See "DESCRIPTION OF THE SERIES 2026 BONDS – Redemption" herein.

THE FINANCIAL OBLIGATIONS OF THE CITY UNDER THE FACILITIES AGREEMENT DO NOT CONSTITUTE GENERAL OBLIGATIONS OF THE CITY TO WHICH ITS FAITH AND CREDIT OR TAXING POWER ARE PLEDGED, BUT ARE SUBJECT TO AND DEPENDENT UPON THE LAWFUL APPROPRIATION OF FUNDS BEING MADE BY THE CITY COUNCIL OF THE CITY TO PAY THE INSTALLMENT PAYMENTS DUE IN EACH FISCAL YEAR UNDER THE FACILITIES AGREEMENT FROM ANY LEGALLY AVAILABLE SOURCE. THE CITY'S OBLIGATIONS UNDER THE FACILITIES AGREEMENT ARE FROM YEAR TO YEAR ONLY AND DO NOT CONSTITUTE A MANDATORY PAYMENT OBLIGATION OF THE CITY IN ANY FISCAL YEAR IN WHICH FUNDS ARE NOT APPROPRIATED BY THE CITY COUNCIL TO PAY THE INSTALLMENT PAYMENTS DUE IN SUCH FISCAL YEAR. THE CITY HAS NO CONTINUING OBLIGATION TO APPROPRIATE FUNDS TO PAY INSTALLMENT PAYMENTS DUE UNDER THE FACILITIES AGREEMENT AND MAY TERMINATE ITS OBLIGATIONS UNDER THE FACILITIES AGREEMENT ON AN ANNUAL BASIS WITHOUT ANY PENALTY. SEE "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" AND "INVESTMENT CONSIDERATIONS" HEREIN.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision. The Issuer and the City deem this Preliminary Official Statement to be final as of its date for purposes of U.S. Securities and Exchange Commission Rule 15c2-12 (the "*Rule*"), except for information which may be omitted pursuant to the Rule.

The Series 2026 Bonds are offered when, as, and if issued by the Issuer and accepted by the Underwriter, subject to the delivery of an approving opinion of Pope Flynn, LLC, Columbia, South Carolina, Bond Counsel. Pope Flynn, LLC is also acting as Disclosure Counsel to the Issuer and the City in connection with the offer and sale of the Series 2026 Bonds. Certain legal matters will be passed on for the Issuer by its counsel, Pope Flynn, LLC, Columbia, South Carolina, for the City by its counsel, Clawson and Staubes, LLC, and for the Underwriter by its counsel, Haynsworth Sinkler Boyd, P.A., Charleston, South Carolina. First Tryon Advisors, LLC, Charlotte, North Carolina, serves as municipal advisor to the City in connection with the issuance of the Series 2026 Bonds. It is expected that the Series 2026 Bonds will be available in definitive form for delivery through the facilities of DTC on or about [September 9], 2026, against payment therefor.

RAYMOND JAMES®

This Official Statement is dated:

*Preliminary, subject to change.

$15,825,000[*]
CITY OF GOOSE CREEK, SOUTH CAROLINA
GOOSE CREEK MUNICIPAL FINANCE CORPORATION
INSTALLMENT PURCHASE REVENUE BONDS
(CITY OF GOOSE CREEK PROJECTS)
SERIES 2026

$15,825,000[*] Series 2026 Serial Bonds

Due September 1	Principal Amount[*]	Interest Rate	Yield	CUSIP[†]
2027	$635,000			
2028	660,000			
2029	685,000			
2030	720,000			
2031	760,000			
2032	800,000			
2033	840,000			
2034	875,000			
2035	920,000			
2036	975,000			
2037	640,000			
2038	665,000			
2039	705,000			
2040	740,000			
2041	775,000			
2042	815,000			
2043	850,000			
2044	885,000			
2045	920,000			
2046	960,000			

[$[_____]* Series 2026 Term Bonds]

[$_____* ____% Term Bond due September 1, 20__, Yield of _____%, CUSIP† _____]

[$_____* ____% Term Bond due September 1, 20__, Yield of _____%, CUSIP† _____]

[*] Preliminary, subject to change.

[†] CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. The CUSIP numbers listed above are being provided solely for the convenience of Bondholders only at the time of issuance of the Series 2026 Bonds and the City, the Issuer and the Underwriter make no representation with respect to such numbers nor undertakes any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to change after the issuance of the Series 2026 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Series 2026 Bonds.

REGARDING USE OF THIS OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission ("*Rule 15c2-12*"), as amended, and in effect on the date hereof, this Preliminary Official Statement constitutes an official statement of the Issuer that has been deemed final by the Issuer and the City as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

This Official Statement does not constitute an offering of any security other than the original offering of the Series 2026 Bonds identified on the cover pages hereof. No dealer, broker, salesman or other person has been authorized by the Issuer or the City to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the Issuer or the City. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, and there shall not be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful to make such offer, solicitation or sale.

Except where otherwise indicated, all information contained in this Official Statement has been provided by the Issuer and the City. Information in this Official Statement has been obtained by the Issuer and the City from sources believed to be reliable. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer and the City since the date hereof.

Upon execution and delivery, the Series 2026 Bonds will not be registered under the Securities Act of 1933, as amended, or any state securities law and will not be listed on any stock or other securities exchange, and no indenture will be qualified with respect to the Series 2026 Bonds under the Trust Indenture Act of 1939, as amended. Neither the United States Securities and Exchange Commission nor any other federal, state, or other governmental entity or agency will have passed upon the accuracy or adequacy of this Official Statement or approved the Series 2026 Bonds for sale. Any representation to the contrary is a criminal offense.

Raymond James & Associates, Inc., as underwriter (the "*Underwriter*") has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

First Tryon Advisors, LLC (the "*Municipal Advisor*") is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading, or distributing municipal or other public securities.

U.S. Bank Trust Company, National Association, as Trustee (as defined herein), has not provided, or undertaken to determine the accuracy of, any of the information contained in this Official Statement and makes no representation or warranty, express or implied, as to (i) the accuracy or completeness of such information, (ii) the validity of the Series 2026 Bonds, or (iii) the tax-exempt status of the interest on the Series 2026 Bonds.

No quotations or summaries or explanation of provisions of law and documents herein purport to be complete, and reference is made to such laws and documents for full and complete statements of their provisions. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or owners of the Series 2026 Bonds. Any statements made in this Official Statement involving estimates or matters of opinion, whether or not expressly so stated, are intended merely as estimates or opinions and not as representations of fact. The cover pages hereof and the Appendices attached hereto are part of this Official Statement.

The information in "APPENDIX F – Description of Book-Entry-Only System" hereto has been obtained from The Depository Trust Company, and no representation is made by the City as to the completeness or accuracy of such information.

References herein to laws, rules, regulations, ordinances, resolutions, agreements, reports, and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to this Official Statement, they will be furnished on request.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. No hyperlinks are intended to be working hyperlinks and unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Rule 15c2-12.

Cautionary Statement Regarding Forward-Looking Information

This Official Statement contains forecasts, projections and estimates that are based on current expectations but are not intended as representations of fact or guarantees of results. If and when included in this Official Statement, the words "expects," "forecasts," "projects," "intends," "anticipates," "estimates, "budgets" and analogous expressions are intended to identify forward-looking statements as defined in the Securities Act of 1933, as amended, and any such statements inherently are subject to a variety of risks and uncertainties, which could cause actual results to differ materially from those contemplated in such forward-looking statements. These forward-looking statements speak only as of the date of this Official Statement. The Issuer and the City disclaim any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the Issuer's or the City's expectations with regard thereto or any change in events, conditions, or circumstances on which any such statement is based.

GOOSE CREEK MUNICIPAL FINANCE CORPORATION
519 N. Goose Creek Boulevard
Goose Creek, South Carolina 29445

Board of Directors

Denis Espinoza, [President]
Libby Roerig, [Secretary]
Tyler Howanyk, [Treasurer]

CITY OF GOOSE CREEK, SOUTH CAROLINA
519 N. Goose Creek Boulevard
Goose Creek, South Carolina 29445

City Council

Gregory S. Habib, Mayor

Jerry Tekac	Melissa Enos-Sims
Debra Green-Fletcher	Christopher Harmon
Corey McClary	Gayla McSwain

Administration

Natalie M. Zeigler, City Administrator
K. Brian Cook, Assistant City Administrator
Tyler Howanyk, Finance Director

SPECIAL SERVICES

Bond Counsel, Disclosure Counsel and Counsel to the Issuer

Pope Flynn, LLC
Columbia, South Carolina

Counsel to the City

Clawson and Staubes LLC
Charleston, South Carolina

Underwriter's Counsel

Haynsworth Sinkler Boyd, P.A.
Charleston, South Carolina

Municipal Advisor

First Tryon Advisors, LLC
Charlotte, North Carolina

Underwriter

Raymond James & Associates, Inc.
Charlotte, North Carolina

Trustee, Paying Agent and Registrar

U.S. Bank Trust Company, National Association
Columbia, South Carolina

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OFFICIAL STATEMENT

$15,825,000[*]
CITY OF GOOSE CREEK, SOUTH CAROLINA
GOOSE CREEK MUNICIPAL FINANCE CORPORATION
INSTALLMENT PURCHASE REVENUE BONDS
(CITY OF GOOSE CREEK PROJECTS)
SERIES 2026

INTRODUCTION

General

The purpose of this Official Statement, which includes the cover pages and Appendices hereto, is to furnish certain information in connection with the sale by the Goose Creek Municipal Finance Corporation (the "*Issuer*") of its $15,825,000[*] aggregate principal amount Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "*Series 2026 Bonds*"). Definitions of certain terms used in this Official Statement and not otherwise defined herein are set forth "FORMS OF CERTAIN FINANCING DOCUMENTS" to in Appendix C to this Official Statement.

This Introduction is not a summary of this Official Statement and is intended only for quick reference. It is only a brief description of and guide to, and is qualified in its entirety by reference to, more complete and detailed information contained in the entire Official Statement, including the cover pages and Appendices hereto, and the documents summarized or described herein. Potential investors should fully review the entire Official Statement. The offering of the Series 2026 Bonds to potential investors is made only by means of the entire Official Statement. No person is authorized to detach this Introduction from the Official Statement or to otherwise use it without the entire Official Statement.

The Issuer

The Issuer is a nonprofit corporation organized and existing under Title 33, Chapter 31 of the Code of Laws of South Carolina 1976, as amended (the "*South Carolina Code*"). The Issuer is governed by a three-member board of directors (the "*Board of Directors*"). For more information regarding the Issuer, see "THE ISSUER" herein.

The City

The City of Goose Creek, South Carolina (the "*City*"), is a body politic and corporate and a political subdivision of the State of South Carolina. The City is located in Berkeley County, South Carolina (the "*County*"). The City Council of the City of Goose Creek (the "*City Council*") is the governing body of the City. For more information regarding the City, see "THE CITY" herein and "APPENDIX A – DESCRIPTION OF THE CITY OF GOOSE CREEK" hereto.

The Trustee

U.S. Bank Trust Company, National Association will act as trustee, and, as such, as bond registrar, and as paying agent (in such capacities, the "*Trustee*") for the Series 2026 Bonds under the Trust Agreement to be dated as of September 1, 2026, between the Issuer and the Trustee (the "*Trust Agreement*").

[*]Preliminary, subject to change.

Authorization

The Series 2026 Bonds are being issued and secured pursuant to the authority granted by Title 33, Chapter 31 of the South Carolina Code, known as the "*South Carolina Nonprofit Corporation Act of 1994*" and under the provisions of a Bond Resolution of the Issuer, adopted by the Board of Directors on [August 11], 2026 (the "*Bond Resolution*").

The City is authorized by Title 5, Chapter 7 of the South Carolina Code to "enact regulations, resolutions, and ordinances, not inconsistent with the Constitution of the State of South Carolina 1895, as amended (the "*State Constitution*") and general law of this State, including the exercise of powers in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it" and to acquire, lease, and otherwise dispose of real property. By the terms of an Ordinance enacted on [August 11], 2026, the City Council approved the issuance by the Issuer of the Series 2026 Bonds and the entry by the City into the Base Lease, the Facilities Agreement, and the Disclosure Dissemination Agreement (each as defined herein), and approved the form of the Trust Agreement.

Purpose

The Series 2026 Bonds are being issued for the purpose of providing funds, together with other amounts, (i) to defray the cost of the 2026 Project (as defined herein), (ii) to pay rent ("*Base Lease Rent*") to the City to defray the cost of the Ancillary Project (as defined herein), and (iii) to pay costs related to the issuance of the Series 2026 Bonds. See "PLAN OF FINANCE" herein.

Summary Terms

The Series 2026 Bonds will be dated and issued on their date of delivery, which is expected to be on or about September 9, 2026 (the "*Delivery Date*"). The Series 2026 Bonds mature as to principal on September 1 in the years and amounts set forth on the inside front cover page of this Official Statement. Interest on the Series 2026 Bonds is payable on each March 1 and September 1 of each year, commencing March 1, 2027, until the Series 2026 Bonds are paid in full. The Series 2026 Bonds are subject to [optional and mandatory] redemption prior to maturity. The Series 2026 Bonds are issuable in denominations of $5,000 and any integral multiple thereof.

Security and Sources of Payment

The Series 2026 Bonds are special limited obligations of the Issuer, payable from and secured solely by the Trust Estate (as defined herein) created under the Trust Agreement.

Pursuant to a Base Lease Agreement to be dated as of September 1, 2026 (the "*Base Lease*") between the City, as lessor, and the Issuer, as lessee, during the term of the Series 2026 Bonds, the Issuer will lease from the City the 2026 Real Property on which the Facilities are located, so that the Issuer may provide for (i) the design, acquisition, construction, and equipping of the 2026 Project, and (ii) the payment to the City of Base Lease Rent to provide for the design, acquisition, construction, and equipping of the Ancillary Project, which is not subject to the Base Lease or the Facilities Agreement (as defined herein). To the extent the Base Lease Rent is not used for the design, construction, and equipping of the Ancillary Project, the City may use such funds for payment of debt service on the Series 2026 Bonds.

Pursuant to the Municipal Facilities Purchase and Occupancy Agreement, to be dated as of September 1, 2026 (the "*Facilities Agreement*") between the Issuer and the City, the City will agree to purchase the Facilities from the Issuer by making the Base Payments (as such terms are more particularly described herein) which, together with certain other Additional Payments (as such term is more particularly defined herein), comprise the Installment Payments. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein. The Facilities Agreement will obligate the City to make, subject to discretionary appropriation of funds for such purpose by City Council, semiannual Installment Payments to the Issuer which consist of Base Payments constituting the purchase price of an undivided ownership interest in the Facilities, and Additional Payments which constitute other amounts that may be payable under the Facilities Agreement. See "INVESTMENT CONSIDERATIONS" herein.

The Installment Payments are in amounts calculated to be sufficient to enable the Issuer to pay, when due, the principal of, and interest on the Series 2026 Bonds, plus such other amounts, if any, as may be owed by the City to the Issuer from time to time. See "PLAN OF FINANCE" herein and "APPENDIX C – FORMS OF CERTAIN FINANCING DOCUMENTS" attached hereto.

To secure its obligations with respect to the Series 2026 Bonds, the Issuer will enter into the Trust Agreement, pursuant to which the Issuer will assign to the Trustee, and grant a security interest in (a) all of the Issuer's right, title, and interest in and to the Revenues (as defined in Appendix C hereto), including, without limitation, all Installment Payments, and other amounts receivable by or on behalf of the Issuer under the Facilities Agreement (except for certain amounts and rights reserved to the Issuer (the "*Reserved Rights*," as more particularly defined in Appendix C)), (b) all of the Issuer's right, title and interest in and to the Facilities, the Facilities Agreement (except for the Reserved Rights), the Base Lease and the property rights evidenced thereby in the 2026 Real Property (including its right, title and interest in and to (1) all of the rents, issues, profits, revenues, income, receipts, moneys, royalties, rights and benefits of and from the 2026 Real Property, and from and in connection with the Issuer's ownership of the Facilities, and (2) all leases of all or part of the Facilities or the 2026 Real Property, any guarantees of lessees' obligations thereof and any contracts, agreements, licenses and permits affecting the Facilities, the 2026 Real Property or any part thereof), (c) all of the Issuer's rights with respect to any insurance or condemnation proceeds with respect to the Facilities, the 2026 Real Property or any portion thereof and the proceeds of any other collateral granted under the Trust Agreement or assigned thereby as security for the Series 2026 Bonds, and (d) all moneys and investments held in the funds and accounts created under the Trust Agreement, except funds and accounts created for the payment of arbitrage rebate and all income thereon (collectively, the "*Trust Estate*").

The Series 2026 Bonds will be equally and ratably secured on a parity basis with any additional revenue bonds of the Issuer hereafter issued under the Trust Agreement, except as to the subaccounts held within the Acquisition Account and the Reserve Account (as each term is defined in the Trust Agreement), which will only secure the series of Bonds (as defined herein) for which they were created. No subaccount shall be established within the Reserve Account of the Bond Fund for the Series 2026 Bonds and no Reserve Requirement shall be required with respect to the issuance of the Series 2026 Bonds.

The Series 2026 Bonds and any additional revenue bonds of the Issuer hereafter issued on a parity basis with the Series 2026 Bonds are collectively referred to as the "*Bonds*" in this Official Statement.

Payment Sources

The City expects that it will make payments required under the Facilities Agreement from one or more of several sources, including (a) general fund moneys, to include *ad valorem* taxes, (b) Local Options Sales Tax (as defined below) revenues, (c) Development Impact Fee (as defined below) revenues, (d) Hospitality Fees (as defined below), (e) Available Impact Fees (as defined below), and (f) any other available source of revenues (collectively, the "*Identified Sources*"). The revenue sources included within Identified Sources are not exclusive, and the City may choose to apply other lawfully available revenues not included in Identified Sources to the payment of Installment Payments (when lawfully appropriated by the City Council, the Identified Sources and other lawfully available revenues are collectively referred to as the "*Available Sources*").

It is the City's present intention to make the Installment Payments from any Available Source. In addition to the Identified Sources, the City may issue its general obligation debt, either in the form of general obligation bonds or bond anticipation notes, from time to time, to provide funds (together with other Available Sources) to make Installment Payments when due under the Facilities Agreement. The City is authorized by the State Constitution to incur general obligation debt without voter approval in an amount not exceeding 8% of the assessed value of all taxable property of the City. If such general obligation debt is issued, the City will be required to levy an *ad valorem* tax to pay debt service on the general obligation bonds to the extent sufficient amounts from other sources are not timely deposited to the sinking fund therefor.

The financial obligation of the City under the Facilities Agreement does not constitute a general obligation of the City to which its faith and credit or taxing power are pledged, but is payable solely from such funds as may be appropriated in the discretion of City Council for such purpose.

The City has indicated in the Facilities Agreement that it presently intends to maintain its capacity to issue general obligation debt that does not require voter approval, in amounts and at times, together with other Available Sources, sufficient to make Base Payments when due. This statement of intent by the City does not create a contractual obligation on its part. The City has made no representation or warranty as to its ability to issue general obligation debt in the future, and is not obligated to sustain its available general obligation debt capacity in an amount sufficient to make Base Payments.

The City's obligations under the Facilities Agreement are from year to year only and do not constitute a mandatory payment obligation of the City in any Fiscal Year (as defined herein) in which funds are not appropriated by the City to pay the Installment Payments due in such Fiscal Year. The City has no continuing obligation to appropriate funds to pay Installment Payments due under the Facilities Agreement and may terminate its obligations under the Facilities Agreement on an annual basis without any penalty. See "INVESTMENT CONSIDERATIONS" herein.

Tax Matters

In the opinion of Pope Flynn, LLC, Bond Counsel, under existing law, assuming continuing compliance by the Issuer and the City with certain covenants and the accuracy of certain representations, interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. In the opinion of Bond Counsel, the Series 2026 Bonds and the interest thereon are exempt from all State of South Carolina ("*State*"), county, municipal, school district and other taxes or assessments imposed within the State, except estate, transfer, and certain franchise taxes. See "TAX MATTERS" herein for a description of these and other tax considerations.

Professionals Involved in the Offering

Certain legal matters pertaining to the Issuer and its authorization and issuance of the Series 2026 Bonds are subject to the approving opinion of Pope Flynn, LLC, Columbia, South Carolina, Bond Counsel. Copies of such opinion will be available at the time of delivery of the Series 2026 Bonds, and a copy of the proposed form of such opinion is attached hereto as Appendix D. Pope Flynn, LLC is also acting as Disclosure Counsel to the Issuer and the City in connection with the offer and sale of the Series 2026 Bonds. Certain legal matters will be passed on by Pope Flynn, LLC, Columbia, South Carolina, counsel to the Issuer, for the City by its counsel, Clawson and Staubes LLC, Charleston, South Carolina, and for the Underwriter by its counsel, Haynsworth Sinkler Boyd, P.A., Columbia, South Carolina. First Tryon Advisors, LLC, Charlotte, North Carolina, serves as municipal advisor (the "*Municipal Advisor*") to the City in connection with the issuance of the Series 2026 Bonds. The audited financial statements of the City as of December 31, 2025, and for the year then ended, attached hereto as Appendix B, have been audited by Love Bailey, LLC, Laurens, South Carolina, independent certified public accountants, to the extent and for the period indicated in its report thereon, which appears in Appendix B hereto. See "FINANCIAL STATEMENTS" herein.

Offering and Delivery

The Series 2026 Bonds are offered when, as, and if issued by the Issuer and accepted by the Underwriter, subject to prior sale and to withdrawal or modification of the offer without notice. The Series 2026 Bonds in definitive form are expected to be delivered to The Depository Trust Company ("*DTC*") on or about September 9, 2026. The Series 2026 Bonds will be initially issued in book-entry only form through the facilities of DTC. So long as DTC or its nominee, Cede & Co., is the registered owner of the Series 2026 Bonds, payments of the principal of and interest on the Series 2026 Bonds will be made directly to Cede & Co., which will remit such payments to the DTC participants, which will in turn remit such payments to the beneficial owners of the Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry System" herein and "APPENDIX F – Description of Book-Entry-Only System" hereto for more detailed information regarding the book-entry system.

Continuing Disclosure

The Issuer has determined that no financial or operating data concerning the Issuer is material to any decision to purchase, hold, or sell the Series 2026 Bonds, and the Issuer will not provide any such information. The City has undertaken all responsibilities for any continuing disclosure to beneficial owners of the Series 2026 Bonds as described below, and the Issuer will have no liability to the beneficial owners of the Series 2026 Bonds or any other person with respect to such disclosures.

The City will covenant in the Facilities Agreement to execute and deliver prior to closing, and to thereafter comply with the terms of, a Disclosure Dissemination Agent Agreement to be dated and effective as of the issuance of the Series 2026 Bonds (the "*Disclosure Dissemination Agreement*") between the City and Digital Assurance Certification, L.L.C. ("*DAC*") in substantially the form attached hereto as Appendix E. See "CONTINUING DISCLOSURE" herein and Appendix E hereto for additional information.

Other Information

This Official Statement speaks only as of its date, and the information contained herein is subject to change. If and when included in this Official Statement, the words "expects," "forecasts," "projects," "intends," "anticipates," "estimates," "budgets" and analogous expressions are intended to identify forward-looking statements as defined in the Securities Act of 1933, as amended, and any such statements inherently are subject to a variety of risks and uncertainties, which could cause actual results to differ materially from those contemplated in such forward-looking statements. These forward-looking statements speak only as of the date of this Official Statement. The Issuer and the City each disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the City's or the Issuer's expectations with regard thereto or any change in events, conditions, or circumstances on which any such statement is based.

The Series 2026 Bonds and their underlying obligations have not been registered under the Securities Act of 1933, as amended, and the Trust Agreement has not been qualified under the Trust Indenture Act of 1939, as amended, in reliance on exemptions contained in such acts.

No dealer, broker, salesman, or other person has been authorized by the Issuer, the City, or the Underwriter to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations should not be relied upon as having been authorized by the Issuer, the City, or the Underwriter. Except where otherwise indicated, all information contained in this Official Statement has been provided by the Issuer or the City. The information set forth herein has been obtained by the Issuer and the City from sources that are believed to be reliable but is not guaranteed as to accuracy or completeness by the Underwriter. The Issuer has not provided information regarding the City and does not certify as to the accuracy or sufficiency of the disclosure practices of or content of the information provided by the City and is not responsible for the information provided by the City. The information contained herein is subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall under any circumstances create an implication that there has been no change in the affairs of the Issuer, the City, or the other matters described herein since the date hereof or the earlier dates set forth herein as of which certain information contained herein is given.

PLAN OF FINANCE

The Series 2026 Bonds are being issued for the purpose of providing funds, together with other amounts, (i) to defray the cost of the 2026 Project, (ii) to pay Base Lease Rent to the City to defray the cost of the Ancillary Project, and (iii) to pay costs related to the issuance of the Series 2026 Bonds.

Financing of 2026 Project

The 2026 Project encompasses the construction and equipping of the Fire Facility (as defined below) and the Parking Facilities (collectively, the "*2026 Project*"). The Fire Facility and the Parking Facilities will be constructed on the 2026 Real Property. The estimated total cost of the 2026 Project is approximately $12.2 million, of which approximately $5.1 million will be funded from the proceeds of the Series 2026 Bonds.

Financing of the Ancillary Project

The Public Safety Facility (the "*Ancillary Project*") is estimated to cost approximately $13.5 million. The Ancillary Project is expected to be funded with approximately $11.0 million of proceeds of the Series 2026 Bonds, which will be paid in the form of Base Lease Rent payable from the Issuer to the City under the Base Lease.

Description of the Facilities

"*Facilities*," as such term is used herein, includes the Fire Facility and the Parking Facilities. The Ancillary Project is not included as Facilities. The Facilities will be initially owned by the Issuer, and thereafter purchased and used by the City under and pursuant to the provisions of the Facilities Agreement.

Fire Facility. The 2026 Project involves of the construction of Fire Station IV (the "*Fire Facility*"), which will serve as a key component of the City's fire protection infrastructure. The total estimated cost of the Fire Facility is $8,331,000. The City has funded a portion of the project using General Fund reserves, including approximately $2,500,000 derived from a State appropriation and an additional approximately $166,000 of City funds. The City also intends to apply approximately $3,665,000 from Available Impact Fees and to finance the remaining approximately $2,000,000 with proceeds of the Series 2026 Bonds. The Fire Facility is being developed to address increasing service demands, including an approximate 15% increase in emergency calls in recent years. Fire Station IV is strategically located to improve coverage in the northern portion of the City and is expected to enable emergency response times of under three minutes in many areas, thereby enhancing public safety outcomes. The Fire Facility will include a modern station equipped with two apparatus bays to accommodate fire response vehicles, along with supporting space necessary for personnel and operations. The Fire Facility will be pledged as collateral under the Trust Estate securing the Series 2026 Bonds.

Parking Facilities. The City intends to construct certain municipal parking facilities (the "*Parking Facilities*"). The Parking Facilities component includes (i) improvements to existing and overflow parking areas, and (ii) reconstruction and expansion of parking serving the City's golf and pool amenities. With respect to the existing and overflow parking improvements, the total estimated project cost is approximately $3,891,000. The City is funding a portion of these costs from the proceeds of previously completed land sales in the amount of $829,000, and approximately $3,062,000 from proceeds of the Series 2026 Bonds. The golf and pool parking improvements include the removal of the existing parking lot (including islands and curbing), full repaving, and installation of irrigation, landscaping, and lighting improvements. The Parking Facilities project also provides for the expansion of the parking area near the pool to increase capacity, as well as the construction of a standalone restroom facility with an integrated janitor's closet to support users of the adjacent recreational amenities. These improvements are intended to enhance access, safety, and capacity at key municipal recreation areas. The Parking Facilities will be pledged as collateral under the Trust Estate securing the Series 2026 Bonds.

Description of the Ancillary Project

Public Safety Facility. The City also plans to develop a new joint public safety training facility (the "*Public Safety Facility*" and also referred to as the Ancillary Project herein) to be utilized by the City's police and fire departments. The project is intended to enhance coordination, operational readiness, and training capacity for public safety personnel. The Public Safety Facility will be constructed in multiple phases, with the City planning to initiate

Phase 1 and Phase 2. These initial phases are expected to include the development of core training infrastructure and supporting site improvements necessary to establish the facility and accommodate joint police and fire training activities. The Public Safety Facility is designed to provide dedicated space for training exercises, skills development, and interdepartmental coordination, and is anticipated to support both current operations and future growth in public safety services. Total project cost of Phases 1 and 2 of the Public Safety Facility is estimated to be approximately $13,530,000. The City will apply state appropriations of $2,500,000 toward the project and the balance will be funded with the proceeds of the Series 2026 Bond. The Public Safety Facility does not constitute Facilities and is not pledged as part of the Trust Estate for the Series 2026 Bonds.

The current expectation is for the Ancillary Project to be as described in this Official Statement; however, due to changed circumstances, the Ancillary Project may include such other capital projects of the City as determined by the City. To the extent the Base Lease Rent is not used for the design, acquisition, construction and equipping of the Ancillary Project, the City may use such funds for payment of debt service on the Series 2026 Bonds.

Construction Process for the 2026 Project and the Ancillary Project

Pursuant to the Facilities Agreement, the City will be responsible, on behalf of the Issuer, for contracting for the design, construction, acquisition and equipping of the 2026 Project. The City will undertake the design, construction, acquisition and equipping of the Ancillary Project. The Fire Facility is under construction using a construction manager at risk procurement process and approximately 60% complete. The contract for the Parking Facility has been completed and construction will commence soon. The Public Safety Facility is expected to be bid out in December 2026.

SOURCES AND USES OF FUNDS

The estimated sources and uses of funds in connection with the issuance of the Series 2026 Bonds are estimated below.

Estimated Sources of Funds:	
Par Amount of Series 2026 Bonds	$
City Contribution at Closing	
[Net Original Issue Premium]	
Total Sources:	$
Estimated Uses of Funds:	
Costs of 2026 Project	
Payment of Base Lease Rent to Fund Ancillary Project	
Costs of Issuance[1]	
Total Uses:	$

[1] Includes various professional fees, underwriter's discount, and miscellaneous costs.

THE ISSUER

The Issuer is a South Carolina nonprofit, public benefit corporation incorporated on February 18, 2014. The Issuer is governed by the Board of Directors. The officers of the Issuer are [Denis Espinoza, [President], [Libby Roerig, [Secretary]]; and Tyler Howanyk, [Treasurer]. Mr. Howanyk serves *ex officio* as the Chief Financial Officer of the City. Each director has one vote.

The Issuer will have a leasehold interest in the 2026 Real Property and fee ownership in the Facilities, as more fully provided in the Base Lease and the Facilities Agreement, and has no taxing authority and no net worth. The Issuer is established as a single-purpose corporate entity which is restricted by its articles of incorporation from engaging in any business other than to acquire, own and lease facilities to be used for governmental functions in

connection with the financing of facilities to assist the City. The Articles of Incorporation and Bylaws of the Issuer provide that the Issuer has been organized exclusively for public and charitable purposes.

The Issuer previously issued the 2014 IPRB, which was redeemed in full by the 2020 IPRB (as such terms are defined in Appendix A, particularly "DEBT STRUCTURE – Other City Debt and Obligations" therein). The 2020 IPRB is secured by a pledge of a trust estate that is separate and district from the Trust Estate (as described in "INTRODUCTION – Security and Sources of Payment" herein). Other than (i) its leasehold interest in the property securing the 2020 IPRB, (ii) its fee interest in the facilities securing the 2020 IPRB, (iii) its leasehold interest in the 2026 Real Property, and (iv) its fee interest in the Facilities, the Issuer does not now have, nor will it have in the future, other assets.

The Articles of Incorporation of the Issuer provide that, upon the dissolution of the Issuer, the remaining assets of the Issuer will be distributed to the City.

The Board of Directors of the Issuer approved the issuance of the Series 2026 Bonds and entry into the Base Lease, Facilities Agreement, and Trust Agreement by the Bond Resolution.

THE CITY

See Appendix A for financial, statistical, and demographic information with respect to the City. Also included in Appendix A are certain information and data pertaining to the City and the County. See Appendix B for the audited financial statements of the City for the fiscal year ended December 31, 2025 (a "*Fiscal Year*"; references to a Fiscal Year followed by a year (e.g. "*Fiscal Year 2025*"), shall mean the Fiscal Year of the City ended December 31 of the year stated).

DESCRIPTION OF THE SERIES 2026 BONDS

The Series 2026 Bonds will be dated the Delivery Date and will bear interest at the rates listed in the inside front cover page of this Official Statement, computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on the Series 2026 Bonds shall be payable initially on March 1, 2027, and semiannually thereafter on September 1 and March 1 of each year (each a "*Bond Payment Date*") and principal on the Series 2026 Bonds shall be payable on September 1 in the years and amounts set forth on the inside front cover page of this Official Statement, unless earlier redeemed (see "– Redemption" below). Interest on the Series 2026 Bonds will be paid to the registered owners thereof as of the fifteenth day (whether or not a business day) of the calendar month next preceding a Bond Payment Date (each a "*Record Date*").

The Series 2026 Bonds will bear interest from the later of the Delivery Date or the date to which interest has been paid immediately preceding the authentication date thereof, unless the authentication date thereof is a Bond Payment Date, in which event each such Series 2026 Bond will bear interest from the earlier of such authentication date or the date to which interest has been paid or, in the event no interest has been paid, from the Delivery Date.

The Series 2026 Bonds are issuable only as fully registered obligations in denominations of $5,000 or any integral multiple thereof. Purchases of beneficial ownership interests in the Series 2026 Bonds will be made in book-entry form, and purchasers will not receive certificates representing interests in the Series 2026 Bonds so purchased. If the book-entry system is discontinued, Series 2026 Bonds will be delivered as described in the Trust Agreement, and Beneficial Owners (hereinafter defined) will become the registered owners of the Series 2026 Bonds. See "– Book-Entry System" herein.

Redemption

The Series 2026 Bonds are subject to [optional, and mandatory sinking fund] redemption prior to maturity as provided below.

Optional Redemption. At the option of the City, the Series 2026 Bonds maturing after September 1, 20[__], are subject to redemption in whole or in part on or after September 1, 20[__], at a redemption price equal to 100% of the principal amount thereof to be redeemed, together with interest accrued thereon to the date of redemption.

Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on September 1, 20__ (the "*20__ Term Bonds*"), shall be subject to mandatory sinking fund redemption commencing September 1, 20__, and will be redeemed (to the extent not previously redeemed) at 100% of the principal amount, plus interest accrued to the redemption date, on September 1, of each of the following years in the respective principal amounts for each year specified below:

Year	Amount
	$
	*

_____
* Final Maturity

Any mandatory sinking fund redemption is subject to the provision that any partial redemption of Series 2026 Bonds described under "– *Optional Redemption*" above shall reduce the mandatory scheduled redemption requirements as described in this paragraph. In the event of a partial redemption of Series 2026 Bonds under "– *Optional Redemption*" above, the Trustee shall allocate the principal amount of Series 2026 Bonds redeemed against the next Series 2026 Bonds to be redeemed as described in this paragraph or otherwise as directed by a representative of the Issuer in writing at least 45 days prior to the date with respect to which any such credit is to be allocated.

At its option, to be exercised on or before the 45th day next preceding any mandatory sinking fund redemption date for Series 2026 Bonds, the Issuer may deliver to the Trustee for cancellation Series 2026 Bonds of the maturity in any aggregate principal amount which have been purchased by the Issuer in the open market. Each Series 2026 Bond so delivered shall be credited by the Trustee at 100% of the principal amount thereof against the mandatory sinking fund redemption requirement for Series 2026 Bonds on such mandatory sinking fund redemption date and any excess of such amount shall be credited against future mandatory scheduled redemption requirements in chronological order or such other order as directed in writing by the Issuer to the Trustee. The Issuer, will, on or before the 45th day preceding each mandatory sinking fund redemption date, furnish the Trustee with a certificate, signed by a representative of the Issuer, stating the extent to which the provisions of the first sentence of this paragraph are to be availed of with respect to such mandatory redemption requirements for such mandatory redemption date. Unless such certificate is so timely furnished to the Trustee, the mandatory redemption requirements for such mandatory redemption date shall not be reduced.

Notice of Redemption of Series 2026 Bonds

Notice of redemption of the Series 2026 Bonds may only be given if funds for such redemption are irrevocably deposited with the Trustee prior to rendering notice of redemption to the holders, or in the alternative, the notice given by the Trustee to the holders expressly states that such redemption is conditioned upon the deposit of funds sufficient for the redemption by the Issuer and that failing such deposit no redemption shall take place. The notice of the call for redemption of Series 2026 Bonds shall identify (i) the CUSIP number or numbers, if any, of the Series 2026 Bonds to be redeemed; (ii) the numbers assigned to such Series 2026 Bonds, and in the case of Series 2026 Bonds called in part only, the amounts being redeemed; (iii) the date of the notice; (iv) the redemption date; (v) the redemption price; (vi) the address of the Trustee where such Series 2026 Bonds are to be presented, with the name and telephone number of a contact person, if available; (vii) the issue date of the Series 2026 Bonds; and (viii) the maturity date of the Series 2026 Bonds being redeemed. Notice shall be given by the Trustee by first class mail, postage prepaid, at least 30 days, but not more than 60 days, prior to the date fixed for redemption to the holder of each Series 2026 Bond subject to redemption at the holder's address shown on the Register (as defined in Appendix C) on the 15th date preceding that mailing.

The Series 2026 Bonds called for redemption shall become due and payable on the redemption date, and upon presentation and surrender thereof at the place or places specified in the notice described in the preceding paragraph, and shall be paid at the redemption price plus interest accrued to the redemption date; provided, however,

that in the event of any conditional provision in the notice, the Series 2026 Bonds will not become due and payable until such condition has been satisfied.

If money for the redemption of all of the Series 2026 Bonds to be redeemed is held by the Trustee on the redemption date so as to be available therefor on that date, and if notice of redemption has been given as provided above, then from and after the redemption date those Series 2026 Bonds called for redemption shall no longer be entitled to payment of any sum other than the redemption price.

In the event Series 2026 Bonds which have been called for redemption are not presented to the Trustee for redemption on or prior to the 30th day following the redemption date, the Trustee shall notify the registered Holder thereof by facsimile or by certified or registered mail, return receipt requested, that such Series 2026 Bonds have been called and that the Trustee is holding funds for the payment of the redemption price thereof pending presentation by such Holder.

If less than all of the Series 2026 Bonds are called for redemption, the Series 2026 Bonds to be redeemed will be selected in the manner that the Issuer shall determine as set forth in a certificate of the Issuer filed with the Trustee. If less than all Series 2026 Bonds of any one maturity are called for redemption, the Trustee shall select the Series 2026 Bonds to be redeemed by lot, each $5,000 portion of the principal being counted as one Series 2026 Bond for this purpose; provided, however, that so long as the only registered owner of the Series 2026 Bond is Cede & Co., such selection shall be made by DTC, as described herein under the heading "– Book-Entry System."

Book-Entry System

The Series 2026 Bonds will be issued as fully registered bonds and will be registered in the name of Cede & Co., as nominee of DTC, which will initially act as securities depository for the Series 2026 Bonds. One fully registered Series 2026 Bond certificate for each maturity of Series 2026 Bonds will be issued and deposited with DTC. Purchases of beneficial interests in such Series 2026 Bonds will be made in book-entry-only form. Purchasers will not receive certificates representing the ownership interest in the Series 2026 Bonds purchased by them. See "APPENDIX F – Description of Book-Entry-Only System" hereto.

Discontinuation of Book-Entry System

In the event that the Issuer determines that it is in the best interest of the Issuer not to continue the book-entry system or that the interest of the beneficial owners of the Series 2026 Bonds may be adversely affected if the book-entry system is continued, then the Issuer shall notify the Securities Depository and the Trustee of such determination and the Securities Depository shall immediately notify the Participants of the availability, through the Securities Depository, of physical Series 2026 Bonds. In such event, the Issuer shall execute and the Trustee shall authenticate, register and deliver physical Series 2026 Bonds as requested by the Securities Depository or any Participant or Beneficial Owner of Series 2026 Bonds in appropriate authorized denominations in exchange for the Series 2026 Bonds registered in the name of Securities Depository Nominee. The Securities Depository may determine to discontinue providing its services as such with respect to the Series 2026 Bonds at any time by giving notice to the Issuer and the Trustee and discharging its responsibilities with respect thereto under applicable laws or the Issuer may determine that the Securities Depository is incapable of discharging its duties as such and may so notify the Securities Depository. In either such event, the Issuer shall either (i) engage the services of another Securities Depository or (ii) deliver physical Series 2026 Bonds in the manner described above; provided, however, that the discontinuation of the book-entry system of registration and transfer with respect to the Series 2026 Bonds or the replacement of the Securities Depository or any successor depository shall be subject to the applicable rules and procedures of the Securities Depository or such successor depository on file or otherwise approved by the U.S. Securities and Exchange Commission.

Defeasance

When the principal of and interest on any of the Series 2026 Bonds has been paid, or provision shall have been made for payment of the same, together with the compensation of the Trustee and all other sums payable under the Trust Agreement by the Issuer and the City, the right, title and interest of the Trustee with respect to such Series 2026 Bonds shall thereupon cease and the Trustee shall release the Trust Agreement and shall execute such

documents to evidence such releases as may be reasonably required by the Issuer and shall turn over to the Issuer or to such person, body or authority as may be entitled to receive the same all balances then held by it thereunder. Provision for the payment of the Series 2026 Bonds shall be deemed to have been made when the Trustee holds, in an irrevocable deposit, (i) cash in an amount sufficient to make all payments specified above with respect to all of such Series 2026 Bonds, (ii) Defeasance Obligations (as defined in Appendix C) maturing on or before the date or dates when the payments specified above shall become due, the principal amount of which and the interest thereon, when due, is or will be, in the aggregate, sufficient without reinvestment to make all payments specified above with respect to such Series 2026 Bonds, or (iii) any combination of such cash and such Defeasance Obligations the amounts of which and interest thereon, when due, are or will be, in the aggregate, sufficient without reinvestment to make all payments specified above on such Series 2026 Bonds; provided that, to the extent such deposit does not consist of cash, the Trustee shall have received a report of an independent accountant or firm of accountants verifying that the computations of the amount available from Defeasance Obligations when added to any cash available shall be sufficient to meet the requirements of this paragraph.

Whenever moneys or obligations shall be deposited with the Trustee for the payment or redemption of Series 2026 Bonds more than 60 days prior to the date that such Series 2026 Bonds are to mature or be redeemed, the Trustee shall mail a notice stating that such moneys or obligations have been deposited and identifying the Series 2026 Bonds for the payment of which such moneys or obligations are being held, to the Holders of such Series 2026 Bonds.

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ANNUAL DEBT SERVICE REQUIREMENTS

The annual debt service requirements of the Series 2026 Bonds are as follows:

Fiscal Year	Principal*	Interest	Total Debt Service
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
Totals			

* Preliminary, subject to change.

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SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS

Limited Obligations

The Series 2026 Bonds are special limited obligations of the Issuer payable solely from the Trust Estate pledged under the Trust Agreement. The Series 2026 Bonds are not payable from and are not secured by a lien, security interest, or encumbrance upon any other funds or assets of the Issuer.

The Series 2026 Bonds shall not constitute a general obligation of the City nor a debt, indebtedness, or obligation of, or a pledge of the faith and credit or taxing power of, the City or the State or any political subdivision thereof, within the meaning of any constitutional or statutory provision whatsoever. Neither the faith and credit nor the taxing power of the State, the City, or any political subdivision thereof is pledged to the payment of the principal of or interest on the Series 2026 Bonds or other costs incident thereto. The Issuer has no taxing power.

Sources of Installment Payments

The City presently expects to make the Installment Payments from any Available Source. Available Sources as defined in the Facilities Agreement are any legally available funds lawfully appropriated by the City Council, and which may include, but are not limited to, proceeds of general obligation debt, revenues from local option sales taxes, impact fee monies, revenues from hospitality fees, general fund monies, or Additional Bonds.

As more fully set forth in the Facilities Agreement, the term "*Installment Payments*" includes Base Payments and Additional Payments. The term "*Base Payments*" means the amounts payable by the City under the Facilities Agreement sufficient in amount and time to enable the Issuer to pay the Series 2026 Bonds, including principal and interest. The term "*Additional Payments*" means the cost of insurance, administrative expenses, and other costs payable by the City with respect to the Facilities pursuant to the Facilities Agreement. The City represents in the Facilities Agreement that it has no reason to believe, as of the Delivery Date, that it will not continue making Installment Payments through the entire term of the Facilities Agreement, and reasonably believes that it will pay the Installment Payments due or coming due under the Facilities Agreement in order to continue to use the Facilities.

The City has indicated in the Facilities Agreement that it presently intends to maintain its capacity to issue general obligation debt that does not require voter approval, in amounts and at times, together with other Available Sources, sufficient to make Base Payments when due. This statement of intent by the City does not create a contractual obligation on its part. The City has made no representation or warranty as to its ability to issue general obligation debt in the future, and is not obligated to maintain debt capacity in order to make Base Payments. No assurance may be given as to the City's ability or future intent to issue general obligation debt for such purposes, or to make such payments or maintain its capacity from Available Sources to do so in the future. See "– Facilities Agreement" and "INVESTMENT CONSIDERATIONS" herein and "FORMS OF CERTAIN FINANCING DOCUMENTS – The Facilities Agreement" in Appendix C hereto. The representations and covenants contained in the Facilities Agreement are subject to the right of the City to terminate the Facilities Agreement and all obligations thereunder, all as provided therein. One Available Source for making Installment Payments is the City's operating budget. The City's ability to raise its operating millage rate in any given year is limited by property tax reform that became effective in 2006. See "PROPERTY ASSESSMENT AND TAXATION – Property Taxation" in Appendix A hereto.

General Obligation Debt

The City is authorized pursuant to Article X, Section 14 of the State Constitution to issue, without first obtaining approval by referendum, and have outstanding at any time, general obligation debt in an aggregate principal amount of 8% of the assessed value of all taxable property within the City. Based on the 2025 assessed value of all taxable property within the City, the City's present debt limit is $23,122,052. The City presently has no general obligation debt outstanding.

The issuance by the City of general obligation debt to provide funds to pay Installment Payments under the Facilities Agreement will be subject to the discretion of City Council and depend upon, among other things, future credit market conditions, the future credit condition of the City, the future credit market access of the City, and the ability of the City to preserve its capacity to issue general obligation debt that does not require voter approval. The City has represented in the Facilities Agreement that the City intends to maintain its capacity to issue general obligation debt that does not require voter approval, together with other Available Sources, sufficient to make Installment Payments when due; provided, however, that the City makes no representation or warranty as to its ability to issue general obligation debt in the future. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein and "CERTAIN FISCAL MATTERS" in Appendix A hereto.

Section 5-17-20 of the South Carolina Code ("*Section 5-17-20*"), provides that within 60 days after the enactment by the City Council of any ordinance authorizing the issuance of general obligation bonds of the City, a petition signed by the registered voters residing in the City equal in number to at least 15% of the registered voters at the last preceding regular City election may be filed with the City Clerk requesting that any such ordinance be repealed. If the City Council fails to repeal the ordinance, the City is required to put the question of the repeal of the ordinance to referendum not less than 30 days nor more than one year from the date the City Council takes its final vote thereon. The City Council may, in its discretion, and if no regular election is to be held within such period, provide for a special election. In the event a petition as described in this paragraph is timely filed, the City Council may repeal the ordinance in question, and proceed to enact a new, identical ordinance. The new ordinance would itself be subject to Section 5-17-20.

Local Hospitality Fees

Pursuant to Title 6, Chapter 1, Article 7 of the South Carolina Code and Ordinance No. 17-015 dated June 13, 2017 (the "*Hospitality Ordinance*"), the City imposes a 2% tax on charges for prepared food and beverages at establishments within the City (the "*Hospitality Fees*"), which amount is the maximum permitted under State law. The Hospitality Fees are collected from customers at the point of sale and held in trust by the establishment for remittance to the City. Establishments are required to remit collected fees to the City's Finance Director on a monthly, quarterly, or annual basis depending on the volume of collections, with payments generally due by the 20th day following the applicable reporting period. Late payments are subject to a 5% monthly penalty, and failure to remit may result in enforcement actions, including fines or revocation of a business license.

While the Hospitality Fees are not pledged to secure the Series 2026 Bonds, the Hospitality Fees are pledged as security for the Special Obligation Bonds. See "DEBT STRUCTURE – Other City Debt and Obligations" in Appendix A hereto. Any Hospitality Fees applied toward Installment Payments shall only be available after payments are made for the Special Obligation Bonds. See "CERTAIN FISCAL MATTERS – City Revenue Sources – *Local Hospitality Fees*" in Appendix A for five year collection history of Hospitality Fees. Expenditure of Hospitality Fees is limited to tourism-related expenditures as described in Section 6-1-730 of the South Carolina Code. No portion of the Hospitality Fees may be used to make Installment Payments attributable to any of the Facilities except for the Parking Facilities.

Local Option Sales Tax

Since May 1, 1997, the County imposes a 1% general sales and use tax on all retail sales (with limited exceptions) taxable under the State sales and use tax (the "*Local Option Sales Tax*"). This Local Option Sales Tax is imposed pursuant to Title 4, Chapter 10, Article 1 of the South Carolina Code. The City has not, however, pledged or otherwise encumbered Local Option Sales Tax funds to secure the Series 2026 Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein and "CERTAIN FISCAL MATTERS – City Operating Revenues" and "PROPERTY ASSESSMENT AND TAXATION – Sales Tax Referenda" in Appendix A hereto.

Development Impact Fees

The City has adopted certain development impact fees ("*Impact Fees*") pursuant to the South Carolina Development Impact Fee Act of the South Carolina Code (the "*Impact Fee Act*") and that certain Ordinance No. 2023-18 entitled "Development Impact Fee Ordinance for the City of Goose Creek, South Carolina" dated July 11, 2023 (the "*Impact Fee Ordinance*"). Impact Fees are imposed on new development to fund, in whole or in part, the capital costs of public facilities necessitated by such development, and are subject to the limitations and requirements of the Impact Fee Act, including restrictions on the types of facilities that may be funded, the timing of expenditures, and refund obligations under certain circumstances. Under the Impact Fee Ordinance, the City imposes Impact Fees for general government, police, fire protection, public works, and parks and recreation facilities and equipment. The City has initiated steps to amend the Impact Fee Ordinance, but the amendments will not be complete prior to the issuance of the Series 2026 Bonds. As part of the planned amendments, the City expects that the scope and timing of the projects associated with the Impact Fee will be adjusted and the Impact Fees will be subject to an annual inflation adjustment.

The City anticipates using a portion of legally available development Impact Fee for to pay for portions of the 2026 Project and potentially fund Installment Payments to the extent permitted by the Impact Fee Act and the Impact Fee Ordinance. In particular, the City anticipates that the Fire Protection Impact Fee, and the Municipal Facilities and Equipment Impact Fee may be applied to pay Installment Payments (the "*Available Impact Fees*"). Under the Impact Fee Ordinance, (i) "Fire Protection Impact Fees" are defined as "[a] payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the fire protection system identified to serve new development", and (ii) "Municipal Facilities and Equipment Impact Fees" are defined as "[a] payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the municipal facilities and equipment system identified to serve new development: police, fire, and government services associated with managing growth (i.e., planning and development, public services, and the administrative offices), and parks and recreation."

The applicable Available Impact Fees are determined at the time of application for a building permit (or at the time of development approval if no building permit is required). The fees must be paid in full prior to the issuance of the building permit or development approval, unless alternative arrangements (such as approved credits or guarantees for certain qualifying developments) are made. The City will not issue a building permit, and may withhold a certificate of occupancy, until all required Impact Fees are satisfied.

The City's Finance Department calculates the applicable fees based on the type, size, and intensity of the proposed development, using standardized rates derived from the City's Impact Fee Study and Capital Improvements Plan, the terms of which are incorporated into the Impact Fee Ordinance. For residential development, Impact Fees are typically assessed per dwelling unit, while non-residential development is generally assessed based on square footage or other measures of development intensity. In cases involving mixed-use or redevelopment, fees are calculated based on the net increase in demand compared to the prior use. All collected fees are deposited into designated impact fee trust funds and may only be used for eligible capital improvements, which, with respect to the Available Impact Fees, includes the Fire Facility and Parking Facilities.

General Fund Monies

The City, in its discretion, may appropriate funds for Installment Payments from general fund monies. These funds are derived from a variety of sources see "CERTAIN FISCAL MATTERS – City Revenue Sources" in Appendix A hereto.

Facilities Agreement

Pursuant to the Facilities Agreement, the City will agree, subject to the discretionary appropriation by City Council of funds for such purpose, to pay Installment Payments to the Issuer, including Base Payments in such amounts and at such times as will be sufficient to enable the Issuer to pay the principal of and interest on the Series 2026 Bonds, as and when the same shall become due and payable. See "FORMS OF CERTAIN FINANCING DOCUMENTS – The Facilities Agreement" in Appendix C hereto.

The financial obligations of the City under the Facilities Agreement do not constitute general obligations of the City to which its faith and credit or taxing power are pledged, but are subject to and dependent upon lawful appropriations of funds being made by the City Council of the City to pay the Installment Payments due in each Fiscal Year under the Facilities Agreement. The City's obligations under the Facilities Agreement are from year to year only and do not constitute a mandatory payment obligation of the City in any Fiscal Year in which funds are not appropriated by the City to pay the Installment Payments due in such Fiscal Year. The City has no continuing obligation to appropriate funds to pay Installment Payments due under the Facilities Agreement and may terminate its obligations under the Facilities Agreement on an annual basis without penalty.

Event of Nonappropriation

The City may exercise its option to terminate its obligations under the Facilities Agreement by way of an Event of Nonappropriation (as defined below); however, pursuant to the Facilities Agreement, the officer of the City charged with the responsibility for formulating budget proposals shall include in the budget proposals for a Fiscal Year for consideration by the City Council sufficient amounts for the City to make the Installment Payments for such Fiscal Year. An "*Event of Nonappropriation*" is defined in the Facilities Agreement as (i) the failure by the City, for any reason, to specifically budget and appropriate moneys for a Fiscal Year that may be lawfully used to pay amounts due hereunder for such Fiscal Year, or (ii) the provision by a representative of the City of written notice to the Issuer and the Trustee of the City's intention to not appropriate funds that may be lawfully used to pay amounts due under the Facilities Agreement for a Fiscal Year. An Event of Nonappropriation will be deemed to occur on the earlier of the date on which the City gives notice to the Issuer and the Trustee under clause (ii) above or the January 15 following the commencement of a Fiscal Year in which a budget has been adopted which fails to appropriate amounts due under the Facilities Agreement for such Fiscal Year; provided, however, that an Event of Nonappropriation may be waived as provided for in the Trust Agreement. Notwithstanding the foregoing, an Event of Nonappropriation shall be deemed not to have occurred if the City adopts an ordinance prior to December 1 of any Fiscal Year authorizing the issuance of bonds, notes or other obligations for the purpose of paying all Installment Payments due in the succeeding Fiscal Year, notice of which is delivered timely to the Trustee. The Facilities Agreement further provides for a "Waiver Period" commencing on the date an Event of Nonappropriation is deemed to occur and ending and including the date that is the 15th day prior to the first Bond Payment Date occurring in the Fiscal Year in which such Event of Nonappropriation occurs. See "FORMS OF CERTAIN FINANCING DOCUMENTS – The Facilities Agreement" in Appendix C hereto.

If written notice is given by a representative of the City to the Issuer and the Trustee that it will not appropriate funds from any Available Sources in the next succeeding Fiscal Year for payment of Installment Payments or if an Event of Nonappropriation is otherwise deemed to have occurred, the Trustee shall, as soon as practicable, give written notice to the City and the Issuer stating that an Event of Nonappropriation has occurred. Subject to the Events of Default provisions of the Facilities Agreement and the provisions of the following two paragraphs, the Facilities Agreement will be terminated upon the occurrence of an Event of Nonappropriation.

Subject to the Events of Default provisions of the Facilities Agreement and the provisions of the following paragraph, the Trustee shall waive any Event of Nonappropriation if (i) such Event of Nonappropriation is cured by the City before the Waiver Period has expired, or (ii) the Trustee, acting upon the direction of the holders of the majority in aggregate principal amount of the Outstanding Series 2026 Bonds, elects to waive such Event of Nonappropriation for any reason.

Subject to the Events of Default provisions of the Facilities Agreement and notwithstanding the provisions of the preceding paragraph, the Trustee shall waive any Event of Nonappropriation (but only an Event of Nonappropriation which occurs pursuant to clause (i) of the definition thereof) which is cured by (i) the City specifically budgeting and appropriating, prior to expiration of the Waiver Period, moneys sufficient to pay Installment Payments coming due under the Facilities Agreement for such Fiscal Year that may be lawfully used to make such payment, or (ii) the issuance of bonds, notes or other obligations prior to the expiration of the Waiver Period, and the appropriation of the proceeds thereof, for the purpose of, and providing sufficient funds for, refunding, refinancing and discharging all outstanding Series 2026 Bonds.

If an Event of Nonappropriation occurs and is not waived, the City shall not be deemed to be in default under the Facilities Agreement and shall not be obligated to make payment of any future Installment Payments due under the Facilities Agreement or any other payments provided for therein which accrue after the beginning of the Fiscal Year with respect to which there has occurred an Event of Nonappropriation.

The City, in all events, shall cooperate with the Issuer and the Trustee in making the partition required under the Facilities Agreement and shall vacate and deliver the Facilities over to the Trustee no later than 60 days after the partition report becomes final in accordance with the Facilities Agreement.

Conveyance of Property Interest

Under the terms of the Facilities Agreement, upon each payment or prepayment of Base Payments, an undivided interest in the Facilities, equal to that percentage of the "Purchase Price" (defined to mean the sum of all Base Payments, which equals the total principal and interest payable on the Series 2026 Bonds) represented by such payment or prepayment, will transfer from the Issuer to the City. Under the terms of the Facilities Agreement, payment by the City of Base Payments also entitles the City to the use and occupancy of all of the 2026 Real Property and the Facilities during the applicable Fiscal Year in which such Base Payments are made.

The Facilities Agreement provides that upon its termination, either by reason of Event of Default (as defined herein) or Event of Nonappropriation, at the written direction of the Trustee, the Facilities will be partitioned between the Issuer and the City based upon their respective percentages of undivided interests in the Facilities. The date upon which the Trustee gives the aforementioned written direction shall be the "*Partition Date*." The value assigned to particular components of the Facilities in any partition will be based on the insured values (at the time of partition) and percentages set forth in the Facilities Agreement, without regard to the cost or market value thereof.

Within a reasonable time after the Partition Date (but in no event longer than 60 days after the Partition Date), the City and the Issuer shall propose a division of Facilities or, in the event the City and the Issuer notify the Trustee in writing that they are unable to agree on a proposed division or they have not proposed a division of the Facilities within the time period provided by the previous sentence, the Trustee shall, at the expense of the City, appoint a Partition Consultant selected by the City and the Issuer to propose a division of the Facilities within a reasonable time after the Partition Date. The Partition Consultant shall endeavor, to the extent practicable, to allocate the Facilities between the City and the Issuer in a fair and equitable fashion taking into account the following factors: (1) entire Facilities Components, if possible, will be assigned to each of the City and the Issuer; and (2) if portions of the Facilities and Facilities Components will be assigned to each of the Issuer and the City, the Trustee and the Partition Consultant, if selected, shall propose such partition as will, in the aggregate, best protect the interests of the Holders; and (3) the deletion, reduction or release (without exchange or substitution) of any Released Property pursuant to the Facilities Agreement or the Base Lease shall be taken into account for purposes of determining the portions of the Facilities to be allocated between the Issuer and the City.

The expected insured values of the respective Facilities Components at completion of the 2026 Project are as follows:

Facilities Component	Value
Fire Facility	$ 8,331,000
Parking Facilities	3,891,000
Total	$ 12,222,000

The Facilities Agreement obligates the City to relinquish its right of possession to the components of the Facilities partitioned to the Issuer during the term of the Base Lease and obligates the Issuer to release from the Base Lease the components of the Facilities partitioned to the City. See "FORMS OF CERTAIN FINANCING DOCUMENTS – The Facilities Agreement" in Appendix C hereto.

Events of Default

The following constitute "*Events of Default*" under the Facilities Agreement:

(a) failure by the City to make Base Payments within five days after the same is due (provided, however, that a failure to make payment by reason of an Event of Nonappropriation shall not result in an Event of Default under this provision);

(b) failure by the City to timely comply with the provisions of the Facilities Agreement relating to partition and vacating of Facilities at the times required;

(c) failure by the City to make any Additional Payments required under the Facilities Agreement or under the provisions of the Base Lease within ten days after the same is due, except by reason of an Event of Nonappropriation;

(d) failure by the City to observe and perform any other covenant, condition or agreement on its part to be observed or performed under the Facilities Agreement for a period of 30 days after written notice specifying such failure and requesting that it be remedied is given to the City by the Trustee;

(e) if any of the representations and warranties of the City under the Facilities Agreement shall prove to be false or misleading in any material respect as of the date such representations and warranties were made;

(f) the failure by the City to promptly stay or lift any execution, garnishment or attachment of such consequence as will, in the reasonable judgment of the Trustee, materially impair its ability to carry out its obligations under the Facilities Agreement (provided that the City shall not be in default so long as it is diligently prosecuting a bona fide appeal from any such execution, garnishment or attachment); or

(g) if the City shall (i) apply for or consent to the appointment of a receiver, trustee, or the like of the City or of property of the City, or (ii) admit in writing the inability of the City to pay its debts generally as they become due, or (iii) make a general assignment for the benefit of creditors, or (iv) be adjudicated as bankrupt or insolvent, or (v) commence a voluntary case under the United States Bankruptcy Code or file a voluntary petition seeking reorganization, an arrangement with creditors or an order for relief or seeking to take advantage of any insolvency law or (vi) fail to controvert in a timely or appropriate manner, or acquiesce in writing to, any petition filed against it in an involuntary case under the United States Bankruptcy Code.

Notwithstanding the foregoing, if by reason of Force Majeure (as defined in the Facilities Agreement), the City shall be unable in whole or in part to carry out any obligation under the Facilities Agreement, other than the obligations on the part of the City with respect to payment of Installment Payments and insuring of the Facilities, the City shall not be deemed in default during the continuance of such inability. The City agrees, however, to remedy, as promptly as legally and reasonably possible, the cause or causes preventing the City from carrying out its agreement, provided that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the City.

Trust Agreement

As security for its obligations under the Series 2026 Bonds, the Issuer will assign to the Trustee, and grant a security interest in, the Trust Estate. See "FORMS OF CERTAIN FINANCING DOCUMENTS – The Trust Agreement" in Appendix C hereto.

Under the Base Lease, the Issuer cannot and will not mortgage the 2026 Real Property or the Facilities or grant any lien on or security interest therein to secure the Series 2026 Bonds. In the event the Facilities Agreement is terminated prior to the payment in full of the Series 2026 Bonds, the Series 2026 Bonds will be payable from such moneys, if any, as may be held or made available by the Trustee from the leasing, until the expiration of the Base Lease (September 1, 2051), of the Facilities that remain with the Issuer after the partitioning is accomplished that is described herein under "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS – Facilities Agreement."

Under certain circumstances, the Trust Agreement permits the Issuer, for specified purposes, to issue Additional Bonds, which will be equally and ratably secured on a parity basis with the Series 2026 Bonds under the Trust Agreement. Prior to the delivery of any Additional Bonds, the Trust Agreement requires the delivery to the Trustee of (i) a supplement to the Trust Agreement authorizing such Additional Bonds and prescribing the terms and details thereof and the purposes for the issuance of such Additional Bonds; (ii) an amendment or supplement to the Facilities Agreement modifying the existing schedule of Installment Payments due thereunder or otherwise providing for Installment Payments thereunder sufficient to provide for the payment of the Additional Bonds, extending the term of the Facilities Agreement, if needed, to the final maturity of such Additional Bonds, making any changes required to make Additional Real Property subject thereto and supplementing Exhibits B and E thereto to provide for the Additional Facilities; (iii) an amendment or supplement to the Base Lease extending the term thereof by at least the same amount of time as any extension to the term of the Facilities Agreement, and making any changes required to make Additional Real Property subject thereto; and (iv) a favorable opinion of Bond Counsel. The issuance of Additional Bonds (other than for refunding purposes) may create dilution of interest in and additional claims against the Trust Estate pledged under the Trust Agreement. For a description of additional requirements for issuing Additional Bonds, see "FORMS OF CERTAIN FINANCING DOCUMENTS – The Trust Agreement" in Appendix C hereto.

INVESTMENT CONSIDERATIONS

In analyzing the Series 2026 Bonds and the security and sources of payment therefor and in order to make an informed investment decision, potential investors should carefully consider the following investment considerations prior to making a decision to purchase the Series 2026 Bonds. The following investment considerations are not intended to be exhaustive of the general or specific investment considerations relating to the purchase of the Series 2026 Bonds. ***Additional investment considerations relating to the purchase of the Series 2026 Bonds are described throughout this Official Statement, whether or not specifically designated as investment considerations. Investors must read the entire Official Statement to obtain information essential to making an informed investment decision***.

Nonappropriation

The debt service on the Series 2026 Bonds will be payable primarily from Base Payments made by the City pursuant to the Facilities Agreement. The obligation of the City to pay Base Payments is limited to funds that are specifically budgeted and appropriated annually each Fiscal Year for that purpose. Pursuant to the Facilities Agreement, the officer of the City charged with the responsibility for formulating budget proposals shall include in the budget proposals for a Fiscal Year for consideration by the City Council amounts sufficient for the City to make the Base Payments for such Fiscal Year. In its sole discretion, the City may terminate the Facilities Agreement annually without any penalty.

Each Base Payment made by the City under the Facilities Agreement (other than amounts constituting proceeds of the Series 2026 Bonds and investment earnings thereon) will cause an undivided interest in the Facilities, equal to that percentage of the total payments and debt service (principal and interest) payable on the Series 2026 Bonds) represented by such amounts, to transfer from the Issuer to the City without further action by either party. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein.

Availability of Available Sources

The City's ability to make Installment Payments will be impacted by its access to Available Sources. The City's authority to issue general obligation bonds to make Installment Payments is limited by Article X, Section 14 of the State Constitution, which limits the principal amount of general obligation bonds of the City that may be outstanding at any time (unless approved by referendum) to that amount which is equal to eight percent (8%) of the assessed value of all taxable property within the City. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS – Sources of Installment Payments" and "DEBT STRUCTURE – General Obligation Debt Limit" in Appendix A. The City has indicated that it presently intends to maintain its capacity to issue general obligation debt that does not require voter approval, in amounts and at times, together with other Available Sources, sufficient to make Base Payments when due. This statement of intent by the City does not create a contractual

obligation on the City's part and does not create any obligation for the City to maintain its capacity to issue general obligation bonds. The City makes no representation or warranty as to its ability to issue general obligation debt in the future. The availability and sufficiency of Available Sources should be considered in making an investment decision. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS" herein and Appendix A hereto. Additionally, several of the Available Sources are limited by State law as to the purposes for which they can be used. As a result, certain components of the 2026 Project may not qualify for funding from some of the Available Sources contemplated to make Installment Payments.

Impact Fees

The availability and amount of Impact Fees are dependent upon the level and timing of new development within the City, as well as continued compliance with the Impact Fee Act and the Impact Fee Ordinance. Impact Fee revenues are restricted in use and must be expended in accordance with the applicable capital improvements plan and statutory requirements. Impact Fee revenues are inherently variable and dependent on future development activity, which may be affected by economic conditions, market demand, regulatory changes, and other factors beyond the City's control. In addition, the imposition, calculation, and collection of Impact Fees may be subject to legal challenge, including claims that such fees or expenditures thereof do not comply with the requirements of the Impact Fee Act, the Impact Fee Ordinance or other applicable law. Any successful challenge could result in the reduction, suspension, or invalidation of such fees, or require the City to refund previously collected amounts, which could materially reduce the availability of such revenues for the payment of installment obligations. No assurance can be given that Impact Fee revenues will be available in amounts sufficient to pay all or any portion of the Installment Payments when due.

Pending Legislation Impacting Ability to Issue General Obligation Debt for Base Payments

From time to time, and including this most recent legislative session ending in May 2026, the General Assembly of the State of South Carolina has considered legislation that would impact the ability of political subdivisions, including the City, to enter into "Financing Agreements." Financing Agreements are currently defined under South Carolina law to include those agreements that under the terms of which a governmental entity acquires the use of an asset which agreement provides (a) for payments to be made in more than one fiscal year, (b) that the payments are divided into principal and interest components; (c) that title to the asset will be in the name of or be transferred to the governmental entity if all payments scheduled or provided for in the financing agreement are made; and (d) that installment payments of the purchase price are to be paid by a school district or other political subdivision to a nonprofit corporation, political subdivision, or any other entity in order to finance the acquisition, construction, renovation, or repair of school buildings or other school facilities. The current law dates to 2006, and had the effect of requiring school districts to include the principal amount referenced in any Financing Agreement in the debt limit of a school district when it determined whether a new transaction would be constitutional under its debt limit. Following the 2006 amendments, school districts in South Carolina discontinued the use of installment purchase financings for new projects. Future amendments to the definition of Financing Agreements could impact the ability of the City to enter into installment purchase financings.

Continuing Need for Facilities

As the City makes Installment Payments over the term of the Series 2026 Bonds, it will increase its undivided interest in the Facilities and reduce the Issuer's undivided interest in the Facilities. As a result, the City's need for the portion of the Facilities retained by the Issuer will diminish as the Issuer's undivided interest in the Facilities decreases.

Timely Construction

The timely completion of the 2026 Project and the Ancillary Project is dependent upon, among other factors, promptly obtaining approvals and permits from various governmental agencies and the absence of delays due to strikes, shortages of labor and materials, and adverse weather conditions. The cost of the 2026 Project and Ancillary Project may be affected by factors beyond the control of the City or the Issuer, including strikes, energy, labor, and material shortages, contractor and subcontractor defaults, bidder protests, disputes with contractors, adverse weather conditions, and other unforeseen contingencies. There can be no assurance that the Issuer and the

City will complete the 2026 Project and Ancillary Project in accordance with their present construction schedule and construction budget.

Limited Collateral

The Series 2026 Bonds are being issued to finance the Facilities and to pay Base Lease Rent to defray the cost of the Ancillary Project. The Trust Estate is limited to the Issuer's interest in the 2026 Real Property and the Facilities, and not the Ancillary Project. Investors should be aware that no lien or security interest is granted in, or otherwise derived from, the Public Safety Facility comprising the Ancillary Project. Accordingly, the collateral securing the Series 2026 Bonds pertains exclusively to the Issuers' interest in the Facilities, which only encompasses the Fire Facility and the Parking Facilities. The estimated value of the Fire Facility and the Parking Facilities is less than the aggregate principal amount of the Series 2026 Bonds. In the event of a default, the value to be realized from the Trust Estate may be insufficient to fully satisfy the outstanding principal of and interest on the Series 2026 Bonds, and Bondholders may incur losses.

No Mortgage, Limited Ability to Lease Facilities

The Issuer has not mortgaged the 2026 Real Property or the Facilities. If the Facilities Agreement is terminated, the Series 2026 Bonds will be payable from such moneys, if any, as may be held or made available by the Trustee from the leasing, until the expiration of the Base Lease (September 1, 2051) of the portion of the Facilities that remains with the Issuer after the completion of the partitioning described herein under "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS – Facilities Agreement." Neither the Issuer not the City can make assurances that any portion of the Facilities can be leased for purposes that will yield revenues sufficient to pay all or any portion of debt service on the Series 2026 Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS – Trust Agreement" herein. Furthermore, the ability to lease such Facilities to a tenant that would comply with the covenants of the Issuer and the City with respect to maintaining the tax status of interest on the Series 2026 Bonds is not expected to be favorable.

No Title Insurance

A title insurance policy insuring the City's interest in the 2026 Real Property is not contemplated for issuance. As a result, title insurance will not be available as protection to insure the Issuer's leasehold interest in the 2026 Real Property.

Enforceability of Remedies

The realization of value from the pledge of the Trust Estate under the Trust Agreement upon the occurrence of an Event of Default or Event of Nonappropriation will depend upon the exercise of various remedies specified by the Trust Agreement and the Facilities Agreement. These and other remedies may require judicial actions, which are often subject to discretion and delay and which may be difficult to pursue. The enforceability of rights and remedies with respect to the Series 2026 Bonds may be limited by state and federal laws, rulings, and decisions affecting remedies and by bankruptcy, reorganization, insolvency, or other laws affecting creditors' rights or remedies heretofore or hereafter enacted. Under existing law (including particularly federal bankruptcy law), certain remedies specified by the Trust Agreement or the Facilities Agreement may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in the Trust Agreement or the Facilities Agreement.

The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by state and federal laws, rulings, and decisions affecting remedies and by bankruptcy, insolvency, reorganization, fraudulent conveyance, or other similar laws affecting the enforcement of creditors' rights generally.

The undertakings of the City should be considered with reference to Chapter 9 of the Bankruptcy Code, 11 U.S.C. §§ 901, *et seq*., as amended, and other laws affecting creditors' rights and municipalities generally. Chapter 9 permits a municipality, political subdivision, public agency, or other instrumentality of a state that is insolvent or unable to meet its debts as such debts mature to file a petition in the United States Bankruptcy Court for the purpose

of effecting a plan to adjust its debts; directs such a petitioner to file with the court a list of its creditors; provides that the filing of the petition under that Chapter operates as a stay of the commencement or continuation of any judicial or other proceeding against the petitioner; directs the petitioner to file a plan for the adjustment of its debts; permits the petitioner in its plan to modify the rights to payment of its creditors; and provides that the plan must be accepted in writing by or on behalf of creditors of each impaired class of claims holding at least two-thirds in amount and more than one-half in number of the creditors that have accepted or rejected the plan. The plan may be confirmed notwithstanding the negative vote of one or more classes of claims if the court finds that the plan is in the best interest of creditors, is feasible, and is fair and equitable with respect to the dissenting classes of creditors. A petitioner has the right to reinstate indebtedness under its plan according to the original maturity schedule of such indebtedness or alter the payment terms, maturity schedule, and other provisions governing the indebtedness notwithstanding any provision in the documents under which the indebtedness arose relating to the insolvency or financial condition of the petitioner before the confirmation of the plan, the commencement of a case under the Bankruptcy Code, or the appointment of or taking possession by a trustee in a case under the Bankruptcy Code or by a receiver or other custodian prior to the commencement of a case under the Bankruptcy Code.

Climate Change

Planning for climate change and its potential impacts on the City and the Issuer presents an evolving and uncertain challenge, particularly given the City's proximity to the South Carolina coast. Coastal communities are subject to unique risks associated with sea level rise, storm surge, coastal flooding, and more intense tropical storm and hurricane activity. While projections generally indicate rising average temperatures, forecasts regarding precipitation patterns, storm frequency, and long-term sea level impacts remain uncertain.

Potential impacts to the City may include increased frequency and severity of flooding events, saltwater intrusion, damage to infrastructure, and disruptions to transportation and utility systems, as well as heightened demand for emergency services. Major storm events, even if not resulting in a direct strike, may cause regional economic disruption, population displacement, and strain on public resources. Such conditions could adversely affect the City's infrastructure, operations, and service demands, increase both operating and capital costs, and impact economic activity within the City. The timing, magnitude, and financial consequences of these climate-related risks cannot be reliably predicted. Accordingly, climate change and associated coastal risks could have a material adverse effect on the City's financial condition and the Available Sources.

Pension

As described in "CERTAIN FISCAL MATTERS – Retirement Plans and Fringe Benefits" in Appendix A and in Note 11 to the audited financial statements of the City included as Appendix B, eligible employees of the City participate in the SCRS and PORS (as each term is defined in "CERTAIN FISCAL MATTERS – Retirement Plans and Fringe Benefits" in Appendix A hereto). As a result of the enactment of Act No. 13 (as defined in "CERTAIN FISCAL MATTERS – Retirement Plans and Fringe Benefits" in Appendix A hereto), the City's required contribution rate has increased in accordance with the statutory mandated employer contribution rate increases. Also, the amount of the City's allocation of the SCRS or PORS liability may increase in amounts that may or may not be material, depending on a variety of actuarial factors, and which the City cannot predict with any certainty.

Risk of Loss, Damage, or Destruction

The City has covenanted in the Facilities Agreement that it will cause the Facilities to be continuously insured against physical loss or damage. The City and the Issuer have further covenanted that the proceeds of such insurance shall be applied to repair or replace the damaged or destroyed Facilities. There can be no assurance that the proceeds of insurance or other sources of funds available to the City and the Issuer for purposes of replacing, repairing, rebuilding, or restoring all or any portion of the Facilities that may be damaged or destroyed will be sufficient for such replacement, repair, rebuilding, or restoration.

Cyber-Security

The City's operations depend heavily on computer networks, information technology systems, and the electronic transmission, storage, and collection of data. Although the City has implemented cybersecurity measures

designed to protect these systems, no security program can eliminate all risks. The City's information technology infrastructure may be vulnerable to cyberattacks, including attacks by sophisticated threat actors or foreign state-sponsored entities, as well as to employee error, malfeasance, system failures, or other disruptions. A successful cyber incident could impair the City's operations, compromise the confidentiality, integrity, or availability of its systems and data, result in the unauthorized access to, disclosure, loss, theft, or corruption of information, or otherwise adversely affect the City's operations and finances. For a discussion of the City's existing cybersecurity practices, see "Appendix A – CERTAIN FISCAL MATTERS – Cyber Security."

Health Risks

Outbreaks of communicable diseases, including measles, have occurred in certain areas of the State. Measles is highly contagious, and declining vaccination rates may increase the risk of further spread. The timing, extent, and severity of measles or similar disease outbreaks are uncertain. A significant outbreak affecting the City or surrounding region could disrupt governmental operations, increase public service demands, or adversely affect local economic activity. The financial impact of such events cannot be reliably predicted and could adversely affect the City's financial condition and revenues available for repayment of the Series 2026 Bonds.

Other General Factors

The City has been, and may in the future be, affected by other factors which could impact its financial condition and its need for the Facilities. In addition to the factors discussed elsewhere herein, such factors include, among other things:

- Effects of compliance with rapidly changing regulatory and legislative requirements relating to climate, environmental matters, safety and permitting;
- The repeal of certain federal statutes that would have the effect of decreasing federal funding or changing federal tax policy, including the ability to issue tax-exempt obligations;
- Effects of changes in the economy, population and demand of customers for services delivered by the City; and
- Effects of litigation and other disputes involving the City.

TAX MATTERS

Federal Income Tax Generally

On the date of issuance of the Series 2026 Bonds, Bond Counsel will render an opinion that, under existing law, assuming continuing compliance with certain covenants made by the Issuer to satisfy pertinent requirements of the Internal Revenue Code of 1986, as amended (the "*Code*"), and the applicable regulations promulgated thereunder (the "*Regulations*") and the accuracy of certain representations, interest on the Series 2026 Bonds (i) is excluded from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Such interest is, however, taken into account in determining the annual adjusted financial statement income of certain applicable corporations (as defined in Section 59(k) of the Code) for the purpose of determining the application of the 15-percent alternative minimum tax imposed on the adjusted financial statement income of such corporations under Section 55 of the Code (in general, an "applicable corporation" is a corporation whose average annual adjusted financial statement income (*i.e.*, adjusted book income) exceeds $1 billion for the 3-taxable year period ending with the tax year in question). See "APPENDIX D – Form of Opinion of Bond Counsel" hereto.

The opinion of Bond Counsel is based on current statutes, regulations, judicial decisions, rulings, and other published guidance of the Internal Revenue Service (the "*IRS*"), covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of the Series 2026 Bonds for federal income tax purposes. Bond Counsel's opinion is based upon existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date thereof. Bond Counsel

assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the IRS or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

The opinion of Bond Counsel described above is subject to the condition that the Issuer and the City comply with all requirements of the Code and the Regulations, including, without limitation, certain limitations on the use, expenditure, and investment of the gross proceeds of the Series 2026 Bonds and the obligation to rebate certain earnings on investments of such gross proceeds to the United States Government, that must be satisfied subsequent to the issuance of the Series 2026 Bonds in order for interest thereon to be, or to continue to be, excluded from gross income for federal income tax purposes. The Issuer and the City have covenanted to comply with each such requirement. Failure to comply with certain of such requirements could cause the inclusion of interest on the Series 2026 Bonds in gross income for federal income tax purposes, in some cases retroactively to the date of issuance of the Series 2026 Bonds. The opinion of Bond Counsel delivered on the Delivery Date of the Series 2026 Bonds is conditioned on continuing compliance by the Issuer and the City with such requirements, and Bond Counsel has not been retained to monitor compliance with the requirements subsequent to the issuance of such Bonds.

Other Federal Income Tax Considerations

Prospective purchasers of the Series 2026 Bonds should be aware that ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, life insurance companies, certain foreign corporations, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. *The Series 2026 Bonds have not been designated as "bank-qualified" tax-exempt obligations under Section 265(b)(3) of the Code.* Bond Counsel expresses no opinion concerning such collateral income tax consequences, and prospective purchasers of Series 2026 Bonds should consult their tax own advisors as to the applicability thereof.

From time to time, there are legislative proposals in Congress which, if enacted into law, could eliminate or reduce the exclusion of the interest on the Series 2026 Bonds from gross income for federal income tax purposes or which might otherwise adversely affect the benefit or marketability of the Series 2026 Bonds. No prediction can be made as to whether any such provisions will be enacted as proposed or concerning other future legislation which, if passed, might affect the tax treatment of interest on the Series 2026 Bonds. Similarly, future clarifications of the Code by the IRS and court proceedings interpreting the Code could likewise affect the treatment of interest on the Series 2026 Bonds, as well as the benefit or marketability of the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their own tax advisers regarding any pending or proposed federal tax legislation, court proceedings, and IRS actions, as to all of which Bond Counsel expresses no opinion.

The IRS has established an ongoing program to audit tax-exempt obligations to determine whether interest on such obligations is includable in gross income for federal income tax purposes. Bond Counsel cannot predict whether the IRS will commence an audit of the Series 2026 Bonds. Bond Counsel's engagement with respect to the Series 2026 Bonds ends with the issuance of the Series 2026 Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Issuer or the holders of the Series 2026 Bonds regarding the tax-exempt status of the Series 2026 Bonds in the event of an audit examination by the IRS.

Under current procedures, parties other than the Issuer and the City and their appointed counsel, including the holders of the Series 2026 Bonds, would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Issuer legitimately disagrees, may not be practicable.

Any action of the IRS, including but not limited to selection of the Series 2026 Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Series 2026 Bonds, and may cause the Issuer and the City or the holders of the Series 2026

Bonds to incur significant expense, regardless of the ultimate outcome. Under certain circumstances, the Issuer or the City may be obligated to disclose the commencement of an audit under the Disclosure Dissemination Agreement (a copy of which is attached as Appendix E to this Official Statement).

[Original Issue Discount]

[As shown on the inside front cover page of this Official Statement, the Series 2026 Bonds maturing in the years 20___ through 20___ have been sold at an initial offering price which is less than the principal amount thereof payable at maturity ("*Discount Bonds*"). The difference between the initial offering price to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents, or wholesalers) at which a substantial amount of each maturity of Discount Bonds is sold and the principal amount payable at maturity constitutes original issue discount.

In the case of Discount Bonds, Bond Counsel is of the opinion that original issue discount, as it accrues, is excluded from gross income for federal income tax purposes and is subject to the alternative minimum tax to the same extent as is interest on the Series 2026 Bonds. Original issue discount accrues in each taxable year over the term of the Discount Bonds under the "constant yield method" described in regulations interpreting Section 1272 of the Code, with certain adjustments.

The tax basis of Discount Bonds if held by an original purchaser, can be determined by adding to such owner's purchase price of such Discount Bonds the original issue discount that has accrued.

Owners of the Discount Bonds should consult their own tax advisers with respect to all matters relating to such discount.]

[Original Issue Premium]

[As shown on the inside front cover page of this Official Statement, the Series 2026 Bonds maturing in the years 20___ through 20___ have been sold at an initial offering price which is greater than the amount payable at maturity ("*Premium Bonds*"). An amount equal to the excess of the purchase price of a Premium Bond over its stated redemption price at maturity constitutes original issue premium.

For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually. No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that is amortized during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond. A purchaser of a Premium Bond in the initial public offering at the price for that Premium Bond stated on the cover of this Official Statement who holds that Premium Bond to maturity (or, in the case of a callable Premium Bond, to its earlier call date that results in the lowest yield on that Premium Bond) will realize no gain or loss upon the retirement of that Premium Bond.

Owners of the Premium Bonds should consult their own tax advisers with respect to all matters relating to such bond premium.]

Reporting and Withholding Requirements

Payments of interest on tax-exempt bonds, including the Series 2026 Bonds, are generally subject to IRS Form 1099-INT information reporting requirements.

An owner of a Series 2026 Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid on the Series 2026 Bonds if such owner, upon issuance of the Series 2026 Bonds, fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails properly to report interest, dividends, or other "reportable payments" (as defined in the Code), or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

These requirements do not affect the exclusion of interest on the Series 2026 Bonds from gross income for federal income tax purposes.

State Tax Exemption

Bond Counsel is of the opinion that, under existing law, the Series 2026 Bonds and the interest thereon are exempt from all taxation by the State, its counties, municipalities, and school districts, except estate, transfer, and certain franchise taxes. Interest paid on the Series 2026 Bonds is currently subject to the tax imposed on banks by Section 12-11-20 of the South Carolina Code, which is enforced by the South Carolina Department of Revenue as a franchise tax.

The opinion of Bond Counsel is limited to the laws of the State and federal tax laws. No opinion is rendered by Bond Counsel concerning the taxation of the Series 2026 Bonds or the interest thereon under the laws of any other jurisdiction.

LEGAL MATTERS

Approval of Certain Proceedings

Certain legal matters pertaining to the Issuer and its authorization and issuance of the Series 2026 Bonds are subject to the approving opinion of Pope Flynn, LLC, Columbia, South Carolina, Bond Counsel. Copies of such opinion will be available at the time of delivery of the Series 2026 Bonds, and a copy of the proposed form of such opinion is attached hereto as Appendix D. Pope Flynn, LLC is also acting as Disclosure Counsel and counsel to the Issuer in connection with the offer and sale of the Series 2026 Bonds.

Litigation

There is no controversy or litigation of any nature now pending against the City or the Issuer or to the knowledge of the officers of the City or the Issuer threatened against them, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2026 Bonds or any proceedings of the City or the Issuer taken with respect to the issuance and sale thereof, the pledge of the Trust Estate under the Trust Agreement or the use of the proceeds of the Series 2026 Bonds.

The City was notified by the County that it would stop collecting fees for its Special Fire Tax District in incorporated areas on tax bills beginning in fall of 2024. Rural fire departments have stopped servicing properties in annexed areas, but claim that their alleged service area cannot be reduced because the rural fire departments have loans to the Department of Agriculture's Rural Development Authority (RDA). The rural fire departments have threatened to sue the City under 7 U.S.C § 1926(b) for lost revenue as a result of alleged annexations, even though the rural fire departments are no longer servicing those properties. The City intends to vigorously fight any litigation filed by the rural fire departments against the City, but is actively working on a settlement compromise with the County that must be endorsed and approved by the rural fire departments to be effective.

Other Legal Matters

From time to time, one or both of Pope Flynn, LLC and Haynsworth Sinkler Boyd, P.A. have represented the Underwriter as counsel in financing transactions unrelated to the Series 2026 Bonds. Neither the Issuer, the City, nor the Underwriter, has conditioned the future employment of these firms in connection with any proposed

financing issues for the City, the Issuer, or the Underwriter on the successful execution and delivery of the Series 2026 Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2026 Bonds upon an event of default under the Trust Agreement are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically the Bankruptcy Code, the Trust Agreement, and the Series 2026 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency, or other similar laws affecting the rights of creditors enacted before or after such delivery.

CONTINUING DISCLOSURE

The Issuer has determined that no financial or operating data concerning the Issuer is material to any decision to purchase, hold, or sell the Series 2026 Bonds, and the Issuer will not provide any such information. The City has undertaken all responsibilities for any continuing disclosure to beneficial owners of the Series 2026 Bonds as described below, and the Issuer will have no liability to the beneficial owners of the Series 2026 Bonds or any other person with respect to such disclosures; provided however that the Issuer's certificate will only cover the headings of this Official Statement entitled "THE ISSUER" and "LEGAL MATTERS – Litigation" relating to the Issuer only.

Pursuant to the Disclosure Dissemination Agreement, the City will covenant for the benefit of the registered owners and the "Beneficial Owners" (as defined in the Disclosure Dissemination Agreement) of the Series 2026 Bonds, to provide certain financial information and operating data relating to the City by no later than seven months after the end of each of the City's Fiscal Years, commencing with the report for Fiscal Year 2026 (the "*Annual Report*"), and to provide notices of the occurrence of certain enumerated events with respect to the Series 2026 Bonds, in accordance with Rule 15c-12(b)(5) under the Securities Exchange Act of 1934, as amended (the "*Rule*"). The Annual Report will be filed on behalf of the City by DAC, as dissemination agent, with the Municipal Securities Rulemaking Board ("*MSRB*") through its Electronic Municipal Market Access system (and with the State Information Depository, if any, established by the State). The notices of such material events will be filed on behalf of the City by DAC with the MSRB (and with such State Information Depository, if any). The specific nature of the information to be contained in the Annual Report and the notices of material events is set forth in Appendix E. These covenants have been made in order to assist the original purchaser of the Series 2026 Bonds in complying with the Rule.

As provided in the Disclosure Dissemination Agreement, if the City fails to comply with any provision of the Disclosure Dissemination Agreement, any Holder may take such actions as may be necessary and appropriate, including seeking injunctive relief or specific performance by court order, to cause the City to comply with its continuing disclosure obligations under the Disclosure Dissemination Agreement. If any person seeks to cause the City to comply with its continuing disclosure obligations under the Disclosure Dissemination Agreement, it is the responsibility of such person to demonstrate that it is a Holder within the meaning of the Disclosure Dissemination Agreement.

The City previously entered into a continuing disclosure undertaking with respect to the Assessment Bonds (as defined and described in Appendix A – "DEBT STRUCTURE – Other City Obligations and Debt").

The City has also covenanted in the Facilities Agreement, under Section 11-1-85 of the South Carolina Code, to file with a central repository for availability in the secondary market, when requested: (i) an annual independent audit within 30 days of its receipt, and (ii) event specific information, within 30 days of an event adversely affecting more than 5% of revenue or its tax base. However, any failure to comply with the foregoing may only be remedied by an action for specific performance.

MUNICIPAL ADVISOR

First Tryon Advisors, LLC, Charlotte, North Carolina, serves as a Municipal Advisor to the City in connection with the sale and issuance of the Series 2026 Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading, or distributing municipal securities or other public securities.

RATINGS

Moody's Investors Service, Inc. ("*Moody's*") has assigned an underlying rating of "Aa3" to the Series 2026 Bonds. Such ratings reflect only the view of Moody's and an explanation of the significance of such ratings may be obtained only from the rating agency furnishing the same. The Issuer and the City have furnished Moody's with certain information and materials respecting the Issuer, the City and the Series 2026 Bonds. Generally, Moody's bases its rating on such information and materials and on investigations, studies and assumptions furnished to and obtained and made by it. There is no assurance that such ratings, when given, will continue for any given period of time or that they will not be revised downward or withdrawn entirely by any and all such rating agencies if, in the judgment of any and all, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price of the Series 2026 Bonds.

UNDERWRITING

The Series 2026 Bonds will be purchased for re-offering at negotiated sale by Raymond James & Associates, Inc. (the "*Underwriter*") from the Issuer at an aggregate purchase price of $_____, representing the principal amount of the Series 2026 Bonds, plus original issue premium of $_____ and less an Underwriter's discount of $_____. The Underwriter, the Issuer and the City have entered into a purchase contract, which provides that the Underwriter will purchase all of the Series 2026 Bonds, subject to certain conditions. The obligation of the Underwriter to accept delivery of the Series 2026 Bonds will be subject to various conditions contained in the purchase contract.

The Underwriter intends to offer the Series 2026 Bonds to the public initially at the offering prices set forth on the inside cover page of this Official Statement, which offering prices may subsequently be changed from time to time by the Underwriter without any requirement of prior notice. The Underwriter has reserved the right to permit other securities dealers who are members of the Financial Industry Regulatory Authority to assist in selling the Series 2026 Bonds. The Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing Series 2026 Bonds into investment trusts) at prices lower than the public offering prices set forth on the inside cover page of this Official Statement or otherwise allow concessions to such dealers who may re-allow concessions to other dealers. Any discounts or commissions that may be received by such dealers in connection with the sale of the Series 2026 Bonds will be deducted from the Underwriter's underwriting profits.

FINANCIAL STATEMENTS

The audited financial statements of the City for the Fiscal Year 2025, included herein as part of Appendix B, have been audited by Love Bailey, LLC, Laurens, South Carolina, independent certified public accountants, whose independent auditor's report dated June 17, 2026, appears in Appendix B.

CONCLUDING STATEMENT

The execution and delivery of this Official Statement have been duly authorized by the Issuer and the City. Concurrently with the delivery of the Series 2026 Bonds, the undersigned will furnish a certificate to the effect that, to the best of their knowledge, this Official Statement did not as of its date, and does not as of the date of delivery of the Series 2026 Bonds, contain any untrue statement of a material fact or omit to state a material fact which should be included therein for the purposes for which this Official Statement is to be used, or which is necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading.

All the summaries of the provisions of the Series 2026 Bonds, the Trust Agreement, the Facilities Agreement, the Base Lease, and all summaries and references to other documents, instruments and materials not purported to be quoted in full are only brief outlines of certain provisions thereof and are not intended to be and do not constitute complete statements of the Act or such documents or provisions. Reference is made hereby to the complete documents relating to such matters for the complete terms and provisions thereof, or for the information contained therein. The attached Appendices are integral parts of this Official Statement and should be read in their entirety together with all foregoing statements.

Certain of the information set forth in this Official Statement and in the appendices hereto has been obtained from sources other than the Issuer or the City that are believed to be reliable but is not guaranteed as to accuracy or completeness by the Underwriter, the Issuer, or the City.

The execution and delivery of this Official Statement have been duly authorized by the City and the Issuer.

CITY OF GOOSE CREEK, SOUTH CAROLINA

By: _____
Mayor

GOOSE CREEK MUNICIPAL FINANCE CORPORATION

By: _____
President

APPENDIX A

DESCRIPTION OF THE CITY OF GOOSE CREEK

APPENDIX A

DESCRIPTION OF THE CITY OF GOOSE CREEK

General Description

The City is located in the southeastern portion of Berkeley County, South Carolina (the "*County*"), approximately 15 miles northwest of the City of Charleston, South Carolina. The City was incorporated in 1961 and has experienced significant growth in the past ten years, becoming the State's 8th largest municipality, with an estimated population of 50,352 in 2024.

The County was originally established in 1682 and is one of the largest counties in South Carolina. Containing 1,229 square miles of land and water, the land area is approximately 1,100 square miles. A substantial portion of the County is owned by the State of South Carolina and federal governments as part of Lake Moultrie and Lake Marion and the Francis Marion National Forest. The County's population has grown significantly in recent years, with the County experienced population growth of 29% between 2010 and 2020.

The population at the beginning of each of the preceding three decades and the most recent year available (estimated) is set forth in the following table:

	City		County	
Year	Population	Percentage Change from Prior Census	Population	Percent Change from Prior Census
2000	29,208	--	142,651	--
2010	35,938	23.0%	177,843	24.7%
2020	45,946	27.8	229,861	29.2
2025*	52,010	13.2	274,666	19.5

* Population estimate as of July 1, 2025.
Source: U.S. Census Bureau; U.S. Bureau of Economic Analysis.

Form of Government

The City operates under the Mayor-Council form of government. Policy-making and legislative authority are vested in a governing council ("*City Council*") consisting of the Mayor and six other members, all elected on a nonpartisan basis. The Mayor and Council are elected at large, each for four-year staggered terms. The Mayor and City Council appoint the City Administrator who administers all departments of the City. All department heads are appointed by the City Administrator with the approval of the Mayor and City Council. The City operates on a January 1 to December 31 fiscal year (a "*Fiscal Year*"; references to a Fiscal Year followed by a year (e.g. "*Fiscal Year 2025*"), shall mean the Fiscal Year of the City ended December 31 of the year stated).

The City Administrator administers the daily operations of the City and is responsible for supervising and coordinating the activities of the City departments; attending City Council meetings and making recommendations on appropriate matters of business; overseeing the implementation of orders and policies of City Council; recommending the annual budget of the City; advising City Council on the financial condition of the City; and representing the City in business with other agencies.

The present Mayor and other members of City Council, their occupations, and the dates of the expiration of their terms on City Council, are as follows:

Name	Occupation	Expiration of Term
Gregory Habib, Mayor	Businessman	January 2028
Jerry Tekac	Banking	January 2028
Debra Green-Fletcher	Real Estate	January 2028
Christopher Harmon	Nursing	January 2028
Corey McClary	County Economic Development	January 2030
Gayla McSwain	Retired; Lawyer	January 2030
Melissa Enos-Sims	Business Owner	January 2030

Mayor. The Mayor is Gregory Habib, who was elected for a term that commenced on November 2022 and will expire in January 2028. Mayor Habib is immediate Past President of the Board of Directors of the Municipal Association of South Carolina. Mayor Habib is the Vice President for Industrial Relations and General Manager for Charleston Steel and Metal Co, the largest privately held scrap metal processor in South Carolina, where he has worked since 2004. His leadership there includes executing all aspects of operations and logistics, plus sales, purchasing and strategic development. Prior to that, he spent 10 years at Trident Technical College, and five as the Director of Career Services, where he guided students to meet the needs of local employers. Mayor Habib holds a Bachelor of Arts degree in Political Science and a Master of Education degree in Higher Education from the University of South Carolina.

City Administrator. The City Administrator is Natalie Zeigler, who has served in that position since 2020. Ms. Zeigler previously served as City Manager for the City of Hartsville, South Carolina from 2010 to 2020. Ms. Zeigler received a Bachelor of Arts degree from Southern Methodist University and a Master of Public Administration degree from the University of South Carolina.

Chief Financial Officer. The Chief Financial Officer of the City is Tyler Howanyk, who has served in that position since 2020, and was previously the Finance Director of the City since 2017. Mr. Howanyk previously worked for various accounting firms in public accounting as an auditor. Mr. Howanyk graduated with a Bachelor of Arts degree in History and a Bachelor of Science degree in Accountancy from the College of Charleston. Mr. Howanyk obtained his Certified Public Accounting (CPA) License from the State of South Carolina in 2013.

General Fund Services

The City provides various local services which are funded from the receipts of the City's *ad valorem* tax levy, business licensing taxes and State funding as well as certain fees and user charges. The City provides the following services: general government, public safety, highways and streets, sanitation and culture and recreation, Additionally, the City provides certain business-related functions with respect to the Water System (as defined below), recreation services and golf course. The services provided through the System, are discussed at "System" below.

In order to provide these services, the City authorized in its budget for the Fiscal Year 2026, 418.25 full-time equivalent positions consisting of the following:

Function	Full Time Equivalent
General Government	54.00
Public Safety	213.00
Highways and Streets	15.00
Sanitation	27.00
Culture and Recreation	89.25
Water System	20.00
Total	418.25

A brief description of each of the City's services is provided below:

General Government. General government services encompass administration, court, finance, building, zoning, planning and grants functions.

Public Safety. Public safety activities include police, fire, and emergency services.

Highway and Streets. Highway and street services comprise street maintenance and signage.

Sanitation. Sanitation services include residential and commercial trash service as well as yard debris removal.

Culture and Recreation. Culture and recreation services include a broad range of recreational and leisure activities provided to residents of the City, including athletics, community programs, gymnastics, therapeutic recreation programs, camps, instructional classes, and operation and maintenance of the municipal golf course.

Water System. The water system provides a continuous supply of potable water to customers within the City of Goose Creek water service area. Duties and responsibilities include the repair and maintenance of water distribution infrastructure, meter reading, installation of new taps, maintenance of valves and hydrants, and monitoring and ensuring water quality standards.

Enterprise Funds

Outside of general fund services, the City administers several independent business activities. This independent business, including recreation services, and water services, each of which is managed as an enterprise fund.

Recreation System. In May 2008, the City entered a 20-year agreement in 2008 with the Goose Creek Recreation Commission to take over operation of the Recreation District and provide services to all residents in and around the City. The contract automatically renews for additional 20-year terms unless either party gives at least 24 months' notice to terminate. In return, the City receives funding based on its millage rate applied to taxable property within the District. The transition was completed in January 2009, and the Recreation Department is accounted for as an enterprise fund of the City. In addition to its acquisition of the Recreation District, the City also owns and operates the Crowfield Golf Club. Crowfield Golf Club is an 18-hole public course in the City. Built on historic Crowfield Plantation land dating back to 1701, the course incorporates visible plantation ruins and offers five tee options. The course opened in 1990, and was acquired by the City in 2003.

Water System. The City owns and operates a municipal water utility system that provides potable water service to residential, commercial, and industrial customers within the City and certain surrounding areas (the "*Water System*"). The Water System is a retail distribution system and does not include raw water supply or treatment facilities. The City is a member of the Lake Moultrie Regional Water Agency (the "*Agency*"), a joint regional water system owned and operated by the South Carolina Public Service Authority (Santee Cooper). The Agency began commercial operations in October 1994, and at that time, the City entered a 35-year, automatically renewable contract with the Agency for water supply. The City owns 18% of the system's capacity and commits to purchasing 5.96 million gallons per day, with rates set annually based on cost-of-service principles. Annual adjustments reconcile projected versus actual costs. The City may buy or sell excess capacity as needed. This arrangement allows the City to focus on distribution and customer service while relying on regional capacity for treatment and source water reliability from the Agency, as administered by Santee Cooper. The City's system consists of a network of water mains, service lines, valves, and hydrants, supported by elevated and ground storage tanks and pumping facilities to maintain adequate pressure and fire flow throughout the service area. The system is designed to meet both daily demand and peak usage, including fire protection requirements. The Water System provides water services to approximately 13,000 customers, including approximately 1,200 out-of-City customers.

Utility Services Provided by Other Governmental Entities

Other water service in the County is provided by the County (acting through Berkeley County Water and Sewer department) ("*BCWS*"), Town of Moncks Corner ("*Moncks Corner*"), Charleston Water System ("*CWS*") and the Town of Jamestown. CWS provides water service to a portion of the City under the terms of a 20-year retail service area agreement that expires in 2034. Under such agreement, CWS pays the City certain contractual payments derived from within CWS's retail service area in the City in exchange for the grant of franchise rights to provide retail water service in certain areas of the City. In Fiscal Year 2025, CWS paid the City $268,244 under the agreement.

BCWS is the largest sewer provider in the County, and operates seven separate sewer service areas. The Lower Berkeley System is the largest public sewer system in the County, supplying most of the southern portion of the County, including the City. In addition to the County, sewer service in the County is also provided by Moncks Corner (within its incorporated limits) and CWS (in and around Daniel Island).

CERTAIN FISCAL MATTERS

City Revenue Sources

General fund revenues of the City come from several sources including: *ad valorem* taxes; licenses and permits; intergovernmental revenues; Hospitality Fees; charges for services; contributions; grants; interest; and miscellaneous sources.

Ad Valorem Taxes. A significant source of City operating revenues come from *ad valorem* taxes paid by taxpayers within the City. A discussion of general tax information, tax rates and millage levied upon taxpayers of the City for City purposes is set forth in "PROPERTY ASSESSMENT AND TAXATION" below. All the revenues from *ad valorem* taxes are general fund revenues and may therefore be used by the City on an unrestricted basis. For the five Fiscal Years shown below, the City has received the following amounts as revenues from *ad valorem* taxes (both real and personal property):

Fiscal Year	Amount
2021	$4,947,518
2022	7,173,417
2023*	6,399,312
2024	8,773,340
2025*	8,104,286

* The decrease in ad valorem tax revenues in Fiscal Year 2023 and 2025 was not attributable to a reduction in assessed value or tax collections. Rather, the decrease resulted primarily from an increase in the Local Option Sales Tax credit factor, which allowed a larger portion of Local Option Sales Tax revenues to be applied as a credit against property taxes. Consequently, the City received lower ad valorem tax revenues while receiving correspondingly higher Local Option Sales Tax credit revenues. See "PROPERTY ASSESSMENT AND TAXATION - Sales Tax Referenda" and "Local Option Sales Tax" herein.

Revenues from Licenses and Permits. These revenues are derived from fees and services for business licenses, franchise fees, building permits, telecommunications licenses, as well as brokers and insurance premium licenses and taxes. For the five Fiscal Years shown below, the City has received the following amounts as revenues from fees, licenses and permits allocable to the general fund:

Fiscal Year	Amount
2021	$12,370,960
2022	14,942,100
2023	15,618,133
2024	18,497,929
2025	19,873,092

Local Option Sales Tax. As discussed under "PROPERTY ASSESSMENT AND TAXATION—Sales Tax Referendum," the City receives a portion of the one percent county-wide local option sales tax ("*Local Option Sales Tax*" or "*LOST*"). The following table sets forth the amounts of Local Option Sales Tax revenues (municipal portion, credit portion and total) received by the City during the Fiscal Years 2021 through 2025.

Fiscal Year	Municipal Portion*	Credit Portion**	Total Local Option Sales Tax
2021	$1,993,052	$3,645,752	$6,027,675
2022	2,238,843	3,422,867	5,372,987
2023	2,367,392	5,236,346	7,624,919
2024	2,543,345	5,115,394	7,658,739
2025	2,699,948	8,132,991	10,832,939

* Amount available to general fund.

** Amount applied as credit against ad valorem tax millage levy.

Note: Local Option Sales Tax revenues are distributed to the City in two components: (i) the municipal portion, which is available for general governmental operations and is recorded as revenue in the General Fund, and (ii) the credit portion, which is used to reduce the City's ad valorem tax levy pursuant to State law. The credit portion may include adjustments related to prior-year Local Option Sales Tax distributions, recalculations of the tax credit factor, and deferred inflow reconciliations. As a result, the municipal portion and credit portion presented for a given Fiscal Year may not sum precisely to the total Local Option Sales Tax revenues reported by the City for that fiscal year. Such differences are attributable to timing, reconciliation, and accounting adjustments and do not represent a loss of Local Option Sales Tax revenues.

The amount of Local Option Sales Tax revenues applied as a credit against ad valorem taxes is determined annually through the calculation of a LOST credit factor. Changes in the LOST credit factor affect the allocation of Local Option Sales Tax revenues between the municipal revenue portion and the property tax credit portion. An increase in the credit factor results in a greater amount of LOST revenues being applied as a credit against property taxes and correspondingly reduces ad valorem tax revenues collected by the City.

The City's LOST credit factors for the years shown were as follows:

Fiscal Year	LOST Credit Factor*	Millage Equivalent
2021	.001050	1.050 mills
2022	.000920	0.920 mills
2023	.001280	1.280 mills
2024	.001180	1.180 mills
2025	.001606	1.606 mills

As a result of changes in the LOST credit factor, year-to-year fluctuations in ad valorem tax revenues and the property tax credit portion of LOST revenues may not necessarily reflect changes in the City's underlying tax base or collection performance.

Local Hospitality Fee. A two percent local hospitality fee (the "*Hospitality Fees*") is imposed within the City limits on the gross proceeds derived from the sales of prepared meals, food and beverages sold in or by establishments or those licensed for on-premises consumption of alcoholic beverages, beer or wine. The Local Hospitality Fee is paid directly to the City by the fee payer within 20 days after the end of each month.

The following table sets forth the amounts of Hospitality Fees collected during the Fiscal Years 2021 through 2025:

Fiscal Year	Hospitality Fees
2021	$ 2,573,453
2022	2,883,193
2023	3,037,774
2024	2,892,571
2025	3,157,384

Impact Fees. The following table sets forth the amount of the City's Development Impact Fees for General Government Facilities and Equipment Impact Fees and Park and Recreation Facilities and Equipment, each of which are available to make Installment Payments, for the last five Fiscal Years, plus those budgeted for Fiscal Year 2026.

Fiscal Year	General Government	Parks and Recreation	Total
2021	$ 515,361	$ 122,163	$ 637,524
2022	1,078,295	275,057	1,353,352
2023	1,229,919	283,238	1,513,157
2024	1,010,962	334,622	1,345,584
2025	929,179	454,515	1,383,694
2026*	633,292	240,100	873,392

* Fiscal Year 2026 budgeted impact fee revenues reflect conservative budgeting assumptions and generally exclude revenues that may be generated from certain large commercial projects, apartment developments, and other significant development activity that had not commenced or been finalized at the time the budget was adopted.

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Summary of General Fund

The following table sets forth a summary of the City's general fund for each of the Fiscal Years shown. This summary has been prepared from the audited financial statements of the City for Fiscal Years 2021-2025. The audited financial statements of the City (the "*Financial Statements*") for Fiscal Year 2025, included as Appendix B to the Official Statement (the "*2025 Financial Statements*"), have been audited by Love Bailey, LLC Laurens, South Carolina, as stated in their report included as part of Appendix B.

	Fiscal Year				
	2021	2022	2023	2024	2025
Revenues					
Local Revenues:					
Property Taxes	$ 4,932,632	$ 7,173,417	$ 6,399,312	$ 8,773,340	$ 8,104,286
Licenses, permits and franchise taxes	12,370,960	14,942,100	15,618,133	18,497,929	19,873,092
Charge for services	3,471,158	3,771,978	4,323,695	5,299,118	5,201,325
Fines and forfeitures	320,868	465,480	622,037	1,262,172	546,969
Miscellaneous	407,864	1,996,951	1,672,914	3,120,528	3,450,589
State Revenues:	2,516,883	3,965,643	2,301,997	3,405,220	2,030,246
Local option sales tax - municipal revenue	3,645,752	2,238,843	2,367,392	2,543,345	2,699,948
Local option sales tax – rebatable	1,993,052	3,422,867	5,236,346	5,115,394	8,132,991
Federal Revenues:	445,777	380,669	793,778	31,820	29,997
Total Revenues	$30,104,946	$38,357,948	$39,335,604	$48,048,866	$50,069,443
Expenditures					
Current:					
Legislative	359,893	384,318	485,044	437,356	452,729
Human Resources	215,308	228,403	331,607	448,336	639,281
Administrative	2,040,135	2,257,127	2,855,331	2,824,973	2,744,945
Police	8,118,678	9,842,676	11,635,364	14,114,918	15,314,329
Fire	6,880,001	7,284,415	7,526,706	8,935,606	10,313,214
Sanitation	1,693,319	1,994,759	1,951,639	1,999,011	2,040,596
Maintenance	961,244	1,194,473	1,323,236	1,611,973	2,089,161
Garage	453,659	560,023	606,183	648,151	758,944
Court	438,792	442,982	596,688	690,279	747,823
Planning	310,468	655,681	1,077,109	1,393,020	1,633,614
Economic Development	277,092	221,134	183,060	185,902	282,107
Information Technology	853,243	862,207	1,000,399	1,713,310	1,673,804
Capital Outlay	737,550	2,084,552	3,177,641	7,081,522	9,488,343
Debt Service:					
Principal Retirement	622,011	-	-	-	-
Interest	21,334	-	-	-	-
Total Expenditures	$23,982,727	$28,012,750	$32,750,007	$42,084,357	$48,178,890
Excess (Deficiency) of Revenues over Expenditures	6,122,219	10,345,198	6,585,597	5,964,509	1,890,553
Other Financing Sources (Uses)					
Transfers In	$ 60,000	$ 180,000	$ 560,000	$12,186,461	780,000
Transfers Out	(2,742,409)	(4,864,167)	(3,704,201)	(3,927,718)	(4,100,686)
Insurance Proceeds	63,786	190,042	166,992	120,303	41,529
Proceeds from sale of Capital Assets	104,310	3,582	175,975	59,506	73,602
Capital Lease Proceeds	925,000	-	-	-	-
Total Other Financing Sources (Uses)	(1,589,313)	(4,490,543)	(2,801,234)	8,438,552	(3,205,555)
Net Change in Fund Balances	4,532,906	5,854,655	3,784,363	14,403,061	(1,315,002)
Fund Balances, Beginning of Year	10,180,246	14,713,152	20,567,807	24,352,170	38,755,231
Prior Period Adjustment					
Fund Balances, End of Year	$14,713,152	$20,567,807	$24,352,170	$38,755,231	$37,440,229

Source: Financial Statements of the City for Fiscal Years 2021 through 2025.

Note: Local Option Sales Tax revenues are included within State Revenues in the City's audited financial statements and have been separately presented above for illustrative purposes.

Note: Transfers In historically consist primarily of reimbursements and allocations from the City's enterprise funds for administrative and overhead costs incurred by the General Fund. Transfers In for Fiscal Year 2024 also included $10.0 million of one-time American Rescue Plan Act revenue replacement funds transferred to the General Fund.

Management's Discussion and Analysis

General. The City's financial condition has strengthened substantially over the last five Fiscal Years. Continued population growth, commercial development, expansion of the tax base, and growth in local revenues have enabled the City to enhance municipal services, expand public safety operations, invest in capital infrastructure, and maintain strong financial reserves. The City believes that these necessary public safety and governmental infrastructure investments will support and accommodate continued growth and enhance the overall quality of life for residents and businesses within the community.

The City's financial performance during this period has also been affected by changes in the allocation of LOST revenues between the municipal revenue portion and the property tax credit portion. Accordingly, certain year-to-year fluctuations in ad valorem tax revenues and LOST revenues reflect changes in the LOST credit factor rather than changes in the underlying tax base or collection performance. See "Local Option Sales Tax" herein.

Historic Financial Performance. The General Fund experienced an increase in total revenues from approximately $30.1 million in Fiscal Year 2021 to approximately $50.1 million in Fiscal Year 2025, representing growth of approximately 66.3%. The increase in revenues was primarily attributable to growth in licenses, permits and franchise taxes, charges for services, Local Option Sales Tax revenues, and other locally generated revenues resulting from continued residential and commercial development within the City.

General Fund expenditures increased from approximately $24.0 million in Fiscal Year 2021 to approximately $48.2 million in Fiscal Year 2025, representing growth of approximately 100.9%. The increase in expenditures was primarily attributable to investments in police and fire protection services, personnel costs, capital outlay, information technology improvements, maintenance activities, and other expenditures necessary to support the City's continued growth.

The General Fund balance increased from approximately $14.7 million at the end of Fiscal Year 2021 to approximately $37.4 million at the end of Fiscal Year 2025, representing an increase of approximately $22.7 million, or approximately 154.5%. This growth in financial condition resulted from sustained revenue growth, conservative financial management practices, and the City's commitment to maintaining adequate reserves while funding operational and capital needs.

Fiscal Year 2025. General Fund revenues increased from approximately $48.0 million in Fiscal Year 2024 to approximately $50.1 million in Fiscal Year 2025, representing an increase of approximately 4.2%. The increase was primarily attributable to continued growth in licenses, permits and franchise taxes, miscellaneous revenues, and Local Option Sales Tax revenues. While ad valorem tax revenues decreased during Fiscal Year 2025, the decrease was substantially attributable to a higher Local Option Sales Tax credit factor, which increased the amount of Local Option Sales Tax revenues applied as a credit against property taxes.

General Fund expenditures increased from approximately $42.1 million in Fiscal Year 2024 to approximately $48.2 million in Fiscal Year 2025, representing an increase of approximately 14.5%. The increase was primarily attributable to higher public safety expenditures, personnel-related costs, maintenance activities, and capital outlay expenditures, including investments in equipment and infrastructure necessary to accommodate continued growth.

Following several years of substantial growth in fund balance, the General Fund balance decreased by approximately $1.3 million during Fiscal Year 2025, ending the Fiscal Year at approximately $37.4 million. The decrease was primarily attributable to planned capital expenditures and transfers that exceeded current-year operating surpluses. Despite this decrease, the City believes its General Fund balance remains at a strong level and provides significant financial flexibility to address future operational and capital needs.

Historical Fund Balance

City Council has adopted a formal policy establishing a target unassigned General Fund balance of 25% of budgeted expenditures for the subsequent fiscal year. The policy is intended to provide financial flexibility, mitigate

financial risk, and ensure sufficient resources are available to address unforeseen circumstances and one-time expenditures. The policy further provides that if the unassigned General Fund balance falls below the target level, the City will develop a plan to restore the balance in subsequent fiscal years.

The policy considers an unassigned General Fund balance below 20% of budgeted expenditures to be a cause for concern absent unusual circumstances. Conversely, balances in excess of 35% may be considered for designation toward future capital projects, equipment purchases, or other one-time purposes as part of the annual budget process. The City's unassigned General Fund balances at December 31, 2025 and December 31, 2024 were $16,419,350 and $12,529,043, respectively, representing approximately 33% and 26% of actual revenues for the respective fiscal years. Accordingly, the City's unassigned General Fund balance has remained above its policy target in recent years. Pursuant to the City's fund balance policy, balances in excess of the target level may be considered for future capital projects, equipment purchases, or other one-time purposes. The below table shows the fund balance of the City's General Fund for the past five Fiscal Years.

Fiscal Year	Fund Balance
2021	$11,022,236
2022	12,677,898
2023	10,552,777
2024	12,529,043
2025	16,419,350

Budget Procedure and Accounting Policies

The State Constitution requires the City to adopt a balanced budget for each Fiscal Year, which budget must provide for sufficient income to meet its estimated expenses for each year. Whenever ordinary expenses of a city for any Fiscal Year shall exceed its income, the governing body of the City is required to provide for levying a tax in the ensuing year sufficient, with all other sources of income, to pay the deficiency in the preceding Fiscal Year, together with the estimated expenses for the ensuing Fiscal Year. State law requires the City to adopt, prior to the beginning of each Fiscal Year, operating and capital budgets identifying the sources of anticipated revenues, including taxes, necessary to meet the financial requirements of the budgets so adopted.

The City follows the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to October 1, the City Administrator submits to the City Council a proposed operating budget for the Fiscal Year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. A least one public hearing is conducted to obtain taxpayer comments.

3. Prior to December 31, the budget is legally enacted through passage of an ordinance (which requires two readings not less than six calendar days apart).

4. The City Administrator may authorize shifts in departmental budget line items provided overall departmental appropriations do not change.

5. The City employs formal budgetary integration as a management control device during the year and generally adopts an annual appropriated budget for all funds other than fiduciary fund types. The budgets are adopted annually on a basis consistent with generally accepted accounting principles.
6. All annual appropriations lapse at year end, except appropriations for capital projects, which are authorized for the entire construction period for each project, and certain grant appropriations, which are authorized for the term of the grant.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an

extension of formal budgetary integration in all funds. At December 31 of each year, all open purchase orders lapse. On January 1, all open purchase orders are then reinstated against the new Fiscal Year appropriation.

The City's staff is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss or unauthorized use and to ensure that adequate accounting data is compiled to allow for preparation of financial statements of the City in conformity with accounting principles generally accepted in the United States of America.

Budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is maintained by the City Administrator at the fund level and may be amended as necessary during the Fiscal Year. The Financial Statements of the City are annually audited in conformity with accounting principles generally accepted in the United States of America as required Section 5-7-240 of the South Carolina Code. The 2025 Financial Statements of the City for the year ended December 31, 2025, were audited by Love Bailey, LLC, Laurens, South Carolina, as further described in "APPENDIX B — AUDITED FINANCIAL STATEMENTS OF THE CITY OF GOOSE CREEK FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025".

Fiscal Year 2026 General Fund Budget

Property Taxes / Local Option Sales Tax. Property tax revenues budgeted for Fiscal Year 2026 reflect the impact of an increased LOST credit factor. The higher credit factor results in a larger portion of LOST revenues being applied as a credit against property taxes, thereby reducing ad valorem tax revenues while increasing the LOST rebatable portion. Accordingly, changes in property tax revenues, LOST municipal revenues, and LOST rebatable revenues should be viewed together.

Business License Revenues. Fiscal Year 2025 business license revenues exceeded budget primarily due to commercial development activity and business growth within the City. For Fiscal Year 2026, as in prior years, the City employed conservative assumptions when budgeting business license revenues and did not budget for certain large commercial developments until activity is sufficiently certain. Building permit revenues also exceeded budgeted expectations due to continued residential development activity.

Capital Outlay. Fiscal Year 2026 capital outlay includes expenditures for various capital improvement, public safety, infrastructure, and equipment projects approved by City Council. A substantial portion of such expenditures is expected to be funded through accumulated fund balance previously reserved for these planned capital investments. See note to table below.

Capital Lease Financing Proceeds. The Fiscal Year 2026 budget includes approximately $696,000 of capital lease financing proceeds. Based upon current revenue trends, including business license revenues that are currently projected to exceed budgeted amounts, together with anticipated insurance savings, City management presently expects that such financing may not be necessary.

Fund Balance. Notwithstanding the budgeted use of fund balance for capital projects, the City projects an ending Fiscal Year 2026 General Fund balance of approximately $37.5 million.

Fiscal Quarter Ended June 30, 2026. Performance for the two quarters ended June 30, 2026 is consistent with the corresponding prior-year periods, with year-over-year revenue trends remaining on target. Continued growth and an expanding tax base have supported increases in revenues, contributing to a strong overall net position in both governmental and utility funds. Expenditures are tracking in line with the prior Fiscal Year, with spending levels remaining consistent with budgeted expectations and aligned with current service and operational needs.

The following is a summary of the City's general fund budget for Fiscal Year 2025, with a comparison to actual revenues and expenditures, and a summary of its budget for Fiscal Year 2026.

	Fiscal Year 2025		Fiscal Year 2026
	Budget	Actual	Budget
Revenues			
Property taxes	7,658,566	8,104,286	7,869,442
Licenses and permits	13,251,787	16,288,231	15,219,798
Franchise fees	2,983,279	3,584,861	3,279,256
Charge for services	5,015,950	5,201,325	5,390,608
Fines and forfeitures	469,586	546,969	465,094
Miscellaneous	1,225,479	3,450,589	1,476,396
State Revenues	1,221,161	2,030,246	2,146,192
Local option sales tax – municipal revenue	3,321,926	2,699,948	2,897,233
Local option sales tax - rebatable	8,132,991	8,132,991	9,406,048
Federal Revenues	932,962	29,997	15,635
Total revenues	44,213,687	50,069,443	48,162,702
Expenditures			
Legislative	461,863	452,729	487,316
Human resources	588,163	639,281	690,731
Administrative	3,631,598	2,744,945	3,931,464
Police	15,228,011	15,314,329	17,401,020
Fire	10,363,514	10,313,214	12,870,917
Sanitation	2,385,231	2,040,596	2,429,397
Maintenance	2,063,710	2,089,161	2,315,123
Garage	757,085	758,944	793,041
Court	759,372	747,823	865,495
Planning	1,668,064	1,633,614	1,944,291
Economic development	247,548	282,107	315,984
Information technology	1,644,311	1,673,804	2,108,584
Capital outlay	3,860,539	9,488,343	19,215,250
Total expenditures	43,659,009	48,178,890	65,368,613
Excess (Deficiency) of revenues over expenditures	554,678	1,890,553	(17,202,911)
Other Financing Sources (Uses)			
Insurance proceeds	-	41,529	-
Capital lease financing proceeds	-	-	696,440
Sale of assets	59,000	73,602	59,000
Transfers in	3,055,000	780,000	20,226,291*
Transfer out	(3,668,678)	(4,100,686)	(3,693,809)
Total Other Financing Sources (Uses)	(554,678)	(3,205,555)	17,287,922
Net Change in Fund Balances	-	(1,315,002)	85,011
Fund Balances, Beginning of Year	38,755,231	38,755,231	37,440,229
Fund Balances, End of Year	38,755,231	37,440,229	37,525,240

Source: City's Finance Department.

* Transfers In for Fiscal Year 2026 include approximately $16.4 million representing the budgeted use of accumulated fund balance for previously approved capital projects. Such use of fund balance is intended for one-time capital expenditures and does not reflect the funding of recurring operating expenditures. The budgeted use of fund balance is substantially related to the capital improvement and infrastructure expenditures included within Fiscal Year 2026 capital outlay.

Permitted Investments

Pursuant to Section 6-5-10 of the South Carolina Code, the City may invest money subject to its control and jurisdiction in investments specified under said section or the South Carolina Pooled Investment Fund. Section 6-5-10 of the South Carolina Code provides for the following investments: (1) obligations of the United States and its agencies; (2) general obligations of the State or any of its political units; (3) savings and loan associations to the extent that the same are insured by an agency of the federal government; (4) certificates of deposit and repurchase agreements which are collaterally secured by securities of the type described in subsections (1), (2) or (3) provided above; and (5) certain no load open-end or closed-end management type investment companies or trusts which are, in essence, an indirect investment in investments of the kind described in (1) and (2) above or repurchase agreements collateralized by such investments. The South Carolina Pooled Investment Fund is managed by the South Carolina State Treasurer.

Retirement Plans and Fringe Benefits

SCRS and PORS

City employees participate in either the South Carolina Governmental Employees' Retirement System ("*SCRS*") or the South Carolina Police Officer Retirement System ("*PORS*"), depending on their particular job duties. Both plans are a cost-sharing, multiple employer public employee retirement program administered by the South Carolina Public Employee Benefit Authority ("*PEBA*"). Actuarial determinations are made by the administrator for each plan, and State statutes determine the benefits and the level of contributions required by both employees and employers. Presently, SCRS and PORS employee-members are required to contribute 9.00% and 9.75% of their annual covered salaries, respectively, which includes .15% and .20%, respectively, for accidental death and group life insurance.

Total employer retirement contributions to the SCRS and PORS paid by the City (equal to 100% of required contributions) for Fiscal Years 2021 through 2025 are shown in the following table:

Fiscal Year	Total SCRS Contribution	Total PORS Contribution
2021	$1,485,236	$1,077,948
2022	1,423,948	1,716,294
2023	1,715,091	1,974,067
2024	1,927,858	2,353,008
2025	2,080,192	2,632,292

GASB 68. Pursuant to Governmental Accounting Standards Board ("*GASB*") Statement No. 68, the City is required to report a net pension liability for its participation in the SCRS and PORS. The City's proportionate share of the net pension liabilities is based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. PEBA reported the City's proportionate share of the collective net pension liability to be 0.072921% for SCRS and 0.562303% for PORS and liabilities of $15,757,560 and $15,549,399 for its proportionate shares of the SCRS and PORS net pension liabilities at June 30, 2025, respectively.

Further Information. Any assessment of the City's retirement plan and post-employment benefits should be made with reference to the more detailed description thereof in the Financial Statements including Note 12 therein for the Fiscal Year 2025, appended hereto as Appendix B.

Other Post-Employment Benefits

Recent Developments

In April 2026, City Council adopted a retiree health benefit program effective January 1, 2026. The program provides a monthly employer contribution toward retiree health insurance coverage for eligible retirees based upon years of service with the City. Under the adopted benefit design, eligible retirees may receive a monthly

contribution ranging from $200 to $600 prior to age 66.5, depending upon years of service. No employer contribution is provided after age 66.5.

The City obtained an actuarial valuation of the program utilizing the adopted benefit design. Based on such valuation, the actuarial accrued liability associated with the program was approximately $1.5 million. The recommended actuarially determined employer contribution ("*ADEC*") was approximately $256,000 annually, representing approximately 1.5% of covered payroll.

The City has elected to participate in an administered OPEB trust for purposes of accumulating assets to fund future benefit obligations and currently intends to contribute the full annual ADEC to the trust. As of the date of this Official Statement, no assets have yet been accumulated in the trust.

Because the retiree health benefit program was adopted subsequent to Fiscal Year 2025, no OPEB liability or expense associated with the program is reflected in the City's Fiscal Year 2025 Financial Statements included in Appendix B hereto. Future financial statements will reflect the City's accounting and reporting of the program in accordance with applicable governmental accounting standards.

City management believes the cost of the program is manageable within the City's existing financial structure and does not expect the program to have a material adverse effect on the City's financial condition. The actuarial accrued liability associated with the program is modest relative to the City's overall financial position, including a General Fund balance of approximately $37.4 million at December 31, 2025.

Cyber Security

The City's information technology department utilizes a number of approaches to secure data and systems from cyber-attacks. These include staff education and training to prevent breaches and reduce the number of computer viruses, and deployment of software and hardware to detect and eliminate viruses and malware while allowing and monitoring authorized access. Also see "INVESTMENT CONSIDERATIONS – Cyber-Security" within the Official Statement. Additionally, the City currently maintains an insurance policy for loss stemming from cyber security related claims.

Certain Risks and Insurance

The City is exposed to various risks: loss related to torts; theft of, damage to and destruction of its assets; errors and omissions; and natural disasters. The Constitution and statutes of the State, as interpreted by the General Assembly in promulgating the South Carolina Tort Claims Act (the "*Tort Claims Act*"), codified at Title 15, Chapter 78 of the South Carolina Code, provide, generally, that it is the public policy of the State that, while historically governmental entities have been exempt from tort liability, total immunity is not in the public interest, nor is unlimited liability. The Tort Claims Act waives sovereign immunity of governmental bodies for tort liability while also providing specific, enumerated exceptions in certain circumstances; generally, a claim of immunity from liability for damages for negligent or intentional tortuous actions must be raised by affirmative defense. The Tort Claims Act also imposes limits on the amount of damages which may be received from a governmental entity by one person, or for one accident ($300,000 per incident/person and $600,000 per occurrence/aggregate), and provides that no punitive damages may be recovered. Immunity is provided for a number of discretionary governmental acts, and is not waived for certain other actions.[1] In addition, the City may not be able to rely upon the defense of sovereign immunity and may be subject to liability in the event of suits alleging causes of action founded upon various federal laws, such as suits filed pursuant to 42 U.S.C. § 1983, alleging deprivation of federal constitutional or statutory rights of an individual and suits alleging anti-competitive practices and violations of federal antitrust laws by the City in the exercise of its delegated powers. Moreover, the City may be subject to certain state claims under the South Carolina Whistleblower Act, §§ 8-27-10–50 of the South Carolina Code, and under any other acts in which an express waiver of sovereign immunity is granted.

[1] Section 15-78-40 of the South Carolina Code. Tort liability of State, agency, political subdivision, or governmental entity, generally. The State, an agency, a political subdivision, and a governmental entity are liable for their torts in the same manner and to the same extent as a private individual under like circumstances, subject to the limitations upon liability and damages, and exemptions from liability and damages, contained herein.

The City has purchased commercial insurance, through which insurance is provided for risks of loss and liability. There has been no reduction in the City's insurance coverage in the past five years and there were no settlements exceeding insurance coverage during the same period. The City is periodically the subject of litigation by a variety of plaintiffs. The City's management believes that such amounts claimed by these plaintiffs, net of applicable insurance coverage, are immaterial.

PROPERTY ASSESSMENT AND TAXATION

Property Assessment

Constitutional Assessment Ratios. Article X, Section 1 of the State Constitution requires equal and uniform assessments of property throughout the State for the following classes of property and at the following ratios of fair market value of such property:

(1) Real and personal property owned by or leased to manufacturers, utilities and mining operations and used in the conduct of such business: 10.5% of fair market value. [2] Certain real property owned by or leased to manufacturers for use in "research and development," office buildings and warehousing and wholesale distribution of wearing apparel is excluded from this classification, and would be subject to the six percent assessment ratio for other real property. Certain new industrial facilities may be entitled to pay a "fee-in-lieu-of-taxes" computed on an assessment ratio of not less than 6.0% (4.0% for certain projects involving extraordinary capital investment or job creation) of original cost less depreciation. See "– Payments in Lieu of Taxes" below.

(2) Real and personal property owned by or leased to companies primarily engaged in transportation for hire of persons or property and used in the conduct of such business: 9.5% of fair market value;

(3) Legal residence and not more than five contiguous acres: 4.0% of fair market value (if the property owner makes proper application and qualifies);

(4) Agricultural real property used for such purposes owned by individuals and certain corporations: 4.0% of use value (if the property owner makes proper application and qualifies);

(5) Agricultural property and timberlands belonging to corporations having more than ten shareholders: 6.0% of use value (if property owner makes proper application and qualifies);

(6) All other real property: 6.0% of fair market value;

(7) Business inventories: locked-in at 1987 assessed value (as of 1988, there is available an exemption from taxation of property in this category, hence this item is no longer significant, except that the assessed value of business inventory as of tax year 1987 is taken into account in determining total assessed value for purposes of the bonded debt limit);

(8) Motor vehicles: 6.0%; and

[2] The General Assembly enacted Act No. 228 of 2022, known as the "Comprehensive Tax Cut Act of 2022" ("Act No. 228"), the provisions of which reduced the effective assessment ratio for manufacturers to 6% (exempting 42.8571% of property taxes) effective for the 2022 tax year with no phase-in period. Act No. 228 is intended to benefit small manufacturers or older manufacturers that have not or cannot enjoy the benefits of payments in lieu of taxes (see "– Payments in Lieu of Taxes" below). Act No. 228 requires political subdivisions and school districts to be fully reimbursed by the State for the new exemption in the same manner as from the Trust Fund for Tax Relief. Under Act No. 228, to the extent that the aggregate value of the exemption exceeds $170 million in any year, the amount of the exemption is required to be decreased so that the total value of the exemption for the year is reduced to $170 million. As a result, if the value of the exemption exceeds $170 million, the effective assessment ratio for affected manufacturers could be higher than 6%. By the terms of a law passed in May 2026, and now codified at Section 12-37-220(B)(52) of the South Carolina Code, the exemption amount was increased from $170 million to $300 million.

(9) All other personal property: 10.5% of fair market value.

The application of the above ratios to the appraised value results in an assessed value to which the tax rate, expressed in mills, is applied.

Property Appraisal and Reassessment. The South Carolina Department of Revenue ("*DOR*") has been charged with the responsibility of taking steps necessary to ensure equalization of assessments statewide in order that all property is assessed uniformly and equitably throughout the State, and may require reassessment of any part or all of the property within the County. Under law enacted by the General Assembly in 1995, every fourth year the County and the State are required by law to effect an appraisal of all property within the County and to implement that appraisal as a new assessment in the following year. Regulations of DOR effectively require that a reappraisal program must be instituted by a county if the median appraisal for all property in such county (as a whole or for any class of property) is higher than 105% or lower than 80% of fair market value. Under present law, reassessment within a county may be delayed upon action of the governing body of such county for one year and may be further delayed by legislative enactment at the State level. The latest reassessment in the County was recently completed in Fiscal Year 2024.

Reassessment Valuations Limited. The growth in valuation of a parcel of real property attributable to reassessment may not exceed 15% for each reassessment cycle. Growth in valuation resulting from improvements to real property is exempt from this restriction. Moreover, upon the sale of any parcel of real property or other "assessable transfer of interest," including long-term leases, conveyances out of trusts, and other defined events, but excluding transfers between spouses, such parcel will be reassessed to its then-current market value, subject to the exception described below. The foregoing limitation on increases in assessed value may materially affect the growth in the County's assessed value, and, thus, debt limit, over time. Act No. 57 of the Acts and Joint Resolutions of the General Assembly for the year 2011 ("*Act No. 57*") affects the treatment of "assessable transfers of interest" regarding properties assessed at 6% of market value, which classification generally includes second homes and commercial property. Act No. 57 provides that second homes and commercial properties are given a 25% exemption at the point of sale, limited by the property's value as determined by the most recent reassessment. Owner-occupied homes will continue to be reassessed to then-current market value at the time of sale or other assessable transfer of interest.

Responsibility for Assessment. The County Assessor appraises and assesses all the real property and mobile homes located within each county and certifies the results to the County Auditor (with the exception of manufacturer's real property which is certified by the DOR). The County Auditor appraises and assesses all motor vehicles (except for large trucks, which are appraised and assessed by the DOR), marine equipment, business personal property and airplanes. The DOR furnishes guides for use by the counties in the assessment of automobiles, automotive equipment, and certain other classes of property and directly assesses the real and personal property of public utilities, manufacturers and business equipment. Each year, upon completion of its work, the DOR certifies its assessments to the County Auditor who prepares assessment summaries from the respective certifications, determines the appropriate millage levies, prepares tax bills and then in September charges the County Treasurer with the collection of taxes. With the exception of motor vehicles, the State tax control date is December 31st for the ensuing tax year. The State has no statewide property tax.

Property Taxation

Generally. Property taxes are set to help raise sufficient revenue to support a budget duly adopted by the governing body of a political subdivision, considering all available revenue sources, and to pay debt service on general obligation bonds. Pursuant to tax reform enacted by the General Assembly in 2006, and now codified at Section 6-1-320 of the Code of Laws of South Carolina 1976, as amended ("*Act No. 388*"), the tax rate for operational millage levied as part of the budgeting process is limited as described below under "—Operating Millage Limited." There is no limitation on the tax rate that may be imposed to provide for debt service payments for lawfully issued general obligation bonds. *See* "—Unlimited Debt Service Millage" below.

Operating Millage Limited. Pursuant to Act No. 388, the tax rate for the operating budget, expressed in mills, cannot be raised over a prior year's rate by a percentage that exceeds the sum of (a) the increase in the Consumer Price Index as published by the United States Department of Labor, Bureau of Statistics, plus (b) the rate

of population growth of the political subdivision or school district, as determined by the Office of Research and Statistics of the South Carolina Revenue and Fiscal Affairs Office. However, recent legislative enactments allow for increases in operating millage to the extent allowed but not previously imposed for the three property tax years preceding the year to which the current limit applies. The operational millage limitation may be overridden by a vote of two-thirds of the governing body of the political subdivision in response to the following:

(1) a deficiency for the preceding year;

(2) any catastrophic event outside the control of the governing body such as a natural disaster, severe weather event, act of God, or act of terrorism, fire, war or riot;

(3) compliance with a court order or decrees;

(4) taxpayer closure due to circumstances outside the control of the governing body that decreases by 10% or more the amount of revenue payable to the taxing jurisdiction in the preceding year;

(5) compliance with a regulation promulgated or statute enacted by the federal or state government after the ratification date of this section for which an appropriation or a method for obtaining an appropriation is not provided by the federal or state government;

(6) the purchase of certain property or development rights near military bases; or

(7) the purchase of capital equipment and related expenditures concerning the installation, operation and purchase thereof, but only in a county having a population of less than 100,000 and having at least 40,000 acres of state forest land.

For items (1) through (5) above, the amount of the tax imposed for that purpose must be listed on the tax bill as a separate surcharge with the purpose identified. The restriction on operating millage is not applicable to millage that is levied to maintain a reserve account.

Millage in Years of Reassessment. In the year reassessment is implemented, political subdivisions of the State are limited in the level of millage they may impose. This limited millage levy is referred to as the "rollback" millage. The intended effect of rollback millage is to limit the millage rate to that millage rate which, following a reassessment, will produce the same revenues as were produced in the year preceding reassessment. The rollback millage may be increased by the percentage increase in the consumer price index for the year immediately preceding the year of reassessment. The rollback millage limitation is inapplicable to millage necessary to pay general obligation debt. Act No. 388 prohibits political subdivisions from overriding the rollback millage limitation except to meet certain specified conditions.

Unlimited Debt Service Millage. General obligation bonds issued by political subdivisions are secured by the full faith, credit and taxing power of the political subdivision and such debt service millage is not subject to millage rate limitations. The City is authorized to issue the bonds and impose *ad valorem* property taxes without limit to defray debt service on the bonds. Similarly, there is no limit on the amount of millage that may be imposed to make payments for real property purchased using a lease-purchase agreement.

Tax Exemptions

Homestead Exemptions. The State provides, among other exemptions, two exemptions for homesteads. The first is a general exemption from all *ad valorem* property taxes and applies to the first $50,000 of value of the dwelling place of persons who are over 65 years of age, totally and permanently disabled, or legally blind (the "*Homestead Exemption*"). The following table shows amounts received by way of reimbursing appropriations from the State for Homestead Exemption to the City's general fund:

Fiscal Year	Homestead Exemption
2021	191,375
2022	226,101
2023	251,312
2024	302,870
2025	311,091

Source: Office of the County Treasurer.

The second exemption exempts all owner-occupied real property in the State from *ad valorem* property taxes levied for school district operations (the "*New Homestead Exemption*"). The New Homestead Exemption has no direct effect on municipal taxes.

Sales Tax Referenda

The Local Option Sales Tax was imposed in the County beginning on May 1, 1997. The sales tax is authorized pursuant to State law, particularly Title 4, Chapter 10 of the South Carolina Code, and a referendum on November 4, 1996 by which the imposition of the tax in the County was approved. The County is one of 32 counties in the State which now impose a Local Option Sales Tax. The Local Option Sales Tax is a general sales and use tax on all sales at retail (with a few exceptions) taxable under the State sales and use tax. The Local Option Sales Tax is imposed to reduce the property tax burden on persons in counties that impose this type of local tax and is collected by the DOR on behalf of the County. The Local Option Sales Tax may be terminated upon approval thereof by referendum; a referendum may be called upon the filing of a petition signed by at least 15% of the qualified electors of the County.

Revenues collected from the Local Option Sales Tax are, by law, divided into a Property Tax Credit Fund and a County/Municipal Revenue Fund. By law, 71% of all collections are allocated to the Property Tax Credit Fund. The Property Tax Credit Fund is distributed to the County (67%) and all municipalities within the County (33%). The municipalities' 33% share is allocated based upon the population of each municipality compared to the total municipal population in the County. All amounts allocated from the Property Tax Credit Fund must be applied to a reduction in the respective taxing jurisdiction's *ad valorem* property tax millage; the reduction applicable to a given parcel or item of taxable property is based upon the assessed value of such property compared to the assessed value of all property within the taxing jurisdiction.

Revenues not distributed to the Property Tax Credit Fund are deposited in a County/Municipal Revenue Fund. Fifty percent of such revenue is distributed based upon the location of the sale, and the remaining fifty percent is distributed based upon population. County/Municipal Revenue Fund monies may be deposited to the general fund of the County or a municipality in the County, or applied to provide additional millage relief. The City applies its Local Option Sales Tax under the statutorily permitted 71% for credits and 29% for general fund usage. See "City Revenue Sources —*Local Option Sales Tax*" above for a five-year collection history of the City's portion of the Local Option Sales Tax.

Fees in Lieu of Taxes

The State has adopted an array of property tax inducements and incentives to promote investment in the State. Qualifying investments of $2.5 million ($1 million in some counties and for certain "brownfield" sites) or more may be negotiated for FILOT payments for a period of up to 30 years (with the possibility of an additional ten-year extension at the option of a county) based on assessment ratios of as little as 6% and using millage rates that are

either fixed for the term of negotiated FILOT or adjusted every fifth year. In some cases, owners of projects may also design a payment schedule so long as the present value of the payments under the schedule are equal to the present value of the payments that would have been made without the schedule. The State also provides a more generous inducement for (i) projects (A) creating at least 125 new jobs and (B) providing new invested capital of not less than $150 million; or (ii) projects providing new invested capital of not less than $400 million. For these projects payments may be negotiated based on assessment ratios of as low as 4% and for a term of up to 50 years.

The State provides alternative provisions respecting the distribution of FILOT to entities having taxing jurisdiction at the location of the investment: (i) revenues received in respect of property that is not included in a multicounty industrial park (the "*MCIP*") are allocated in proportion to the amounts that would have been received by the taxing entities if the payments were taxes; (ii) revenues received from property that is in a MCIP, however, is distributed in accordance with the agreement creating the park; and (iii) the amount of the distribution to each taxing entity is, for all practical purposes, controlled by the County. Property may be included in a MCIP under terms of agreements between two or more counties with individual sites being determined primarily by the county in which they are located. FILOT payments may be diverted from taxing entities in the sole discretion of the County to fund projects that support economic development activities, including projects that are used solely by a single enterprise, and such other uses as directed by the County.

Several of the largest taxpayers in the County pay a "fee-in-lieu" of taxes with respect to new manufacturing projects. Each year new fee-in-lieu arrangements are made with other new commercial or manufacturing investments.

The effect is that, notwithstanding the fixed payments by the industry, the City's share of these payments will vary in each year in accordance with the ratio its millage rates for that year bear to the total millage that would otherwise apply to the property. Projects on which these FILOT payments are made are considered taxable property at the level of the negotiated payment for purposes of calculating bonded indebtedness limits, and for purposes of computing the index of taxpaying ability. If the property is situated in an MCIP, the calculation of assessed value for debt limit purposes is based upon the relative share of payments received by all taxing entities which overlap the MCIP. Accordingly, a recipient of payments from an MCIP is able to include only a fraction of the assessed value of property therein in calculating its debt limit.

Notwithstanding the foregoing, an MCIP may not be established (partially or wholly) within the corporate limits of a municipality without the consent of the governing body of the municipality. The power of consent vested in City Council provides it with leverage in negotiating the allocation of payments in lieu of taxes. To date, there are several MCIP properties located within the City's municipal limits, each of which has been consented to and approved by the City

Assessed Value of Taxable Property

The assessed value of all taxable property in the City for which taxes were levied for the last five tax years (real property taxes are levied in the year noted and collected in following year as described in "- Tax Collection Procedure" below), and is set forth below:

Tax Year	Market Value of Real Property	Assessed Value of Real Property[1]	Assessed Value of Personal Property[2]	Total Assessed Value
2021	$3,727,591,400	$174,264,840	$19,933,150	$194,197,990
2022	4,009,129,400	181,559,260	21,382,120	202,941,380
2023	4,280,981,600	192,092,130	24,968,310	217,060,440
2024	6,313,527,400	229,547,476	25,600,890	255,148,366
2025	6,588,428,200	258,938,570	30,087,080	289,025,650

[1] Includes multicounty park and FILOT real and personal property.
[2] Includes manufacturers' real and personal property.
Source: City's Audited Financial Statements.

Tax Collection Procedure

Ad valorem taxes are assessed and collected by the County for the benefit of the City, the County and the school district on a single tax bill which must be paid in full by the individual taxpayer. Taxes are collected on a calendar year basis. Real and personal property taxes in the City are payable on or before January 16 of each year with the exception of taxes on motor vehicles. New vehicle property taxes are assessed and levied within 120 days of the registration date of the vehicle and payment is due upon receipt of the property tax notice; all other personal property taxes on motor vehicles are due on or before the last day of the month in which the license tag for motor vehicles expires. If property taxes, other than taxes on motor vehicles, are not paid before January 17, a penalty of 3% is added; if not paid by February 2, an additional penalty of 7% is added; if not paid before March 19, an additional penalty of 5% (for a total of 15%) is added and taxes go into execution. Unpaid taxes, both real and personal, constitute a first lien against the property. The County tax collector is empowered to collect all delinquent taxes and to seize and sell so much of the defaulting taxpayer's estate - real and personal or both - as may be sufficient to satisfy the taxes.

Tax Rates

The millage assessed for City in tax years 2021 through 2025 is set forth below:

	2021	2022	2023	2024	2025
Millage	47.5	47.5	53.4	60.0	60.0

Note: No debt service millage was levied as the City has no outstanding general obligation bonds.
Source: City records; County Auditor tax levy sheets.

Tax Collections

The following table shows taxes levied (adjusted to include additions, abatements and *nulla bonae*) for the City, taxes collected as of December 31 of the year following the year in which the levy was made, and the amount of delinquent taxes (which taxes include taxes levied in prior years but collected in the year shown) and the percentage of taxes collected.

		Collected within the Fiscal Year of the Levy			Tax Collections to Date	
Tax Year	Total Tax Levy	Taxes Collected	Percentage of Levy	Collections in Subsequent Years	Total Collections	Percentage of Levy
2021	$6,211,097	$5,835,975	94%	$185,375	$6,021,350	97%
2022	5,529,323	5,123,150	93%	148,785	5,271,935	95%
2023	7,620,198	7,070,930	93%	171,570	7,242,500	95%
2024	7,184,905	6,502,152	93%	236,269	6,738,421	94%
2025	7,344,780	6,587,345	90%	279,506	6,866,851	93%

Source: County Auditor and Treasurer; City's records.

Ten Largest Taxpayers

The ten largest taxpayers in the City (by assessed valuation) for the Fiscal Year 2025 (tax year 2024) are shown below:

Taxpayer	Assessed Valuation	Percentage of Total Assessed Valuation
JWA Cast House LLC	$ 6,016,270	2.1%
Berkeley Electric Cooperative	6,704,480	2.0
CRP / WF Owner Goose	3,817,000	1.3
1501 Third Owner LLC	3,710,600	1.3
DD Crossroads II LLC	3,600,000	1.2
BF Summerville Investco LLC	3,399,650	1.2
104 Gainsborough Drive LLC	2,735,650	0.9
GCA Passage	2,634,030	0.9
Comet Goose Creek	2,493,030	0.9
Cobblestone Village	1,689,330	0.6
Total	$35,800,040	12.4%

Source: County Auditor.

DEBT STRUCTURE

General Obligation Debt Limit

Section 14 of Article X of the Constitution provides that the governing bodies of counties of the State may issue bonded indebtedness in a principal amount not exceeding eight percent (8%) of the assessed value of all taxable property therein without a referendum (the "*Constitutional Debt Limit*"). Paragraph (6) of Section 14 of Article X of the Constitution further provides that general obligation debt authorized by a majority of the qualified electors of the issuer may be issued without consideration of the Constitutional Debt Limit otherwise imposed by Section 14 of Article X.

The City is authorized by law to incur general obligation indebtedness and may also contract for the acquisition of capital assets through lease-purchase agreements subject to annual appropriation termination clauses. The City has issued general obligation bonded indebtedness as described below, and has entered into several lease purchase agreements for equipment which are subject to annual appropriation. Payment of debt service of the City's obligations is performed by the County Treasurer.

The City's Constitutional Debt Limit is computed below:

Assessed Value[1]	$289,025,650
Constitutional Debt Limit	$ 23,122,052
Outstanding General Obligation Bonds as of July 1, 2026	$0
Outstanding General Obligation Bonds Subject to the Constitutional Debt Limit as of July 1, 2026	$0
Current Legal Debt Limit Available without a Referendum	$ 23,122,052

[1] As of May 5, 2026. The assessed value of the City for the purposes of calculating the City's Constitutional Debt Limit includes, in addition to the assessed value of taxable real and personal property, amounts calculated pursuant to statutory formulae for fee-in-lieu of tax property and merchants inventory, but does not include certain manufacturer's exempt property or the assessed value of motor carrier reimbursements pursuant to §§ 12-37-2810 *et seq.* of the South Carolina Code.
Source: Fiscal Year 2025 Financial Statements, County Auditor, County Treasurer, and internal records of the City.

The City will indicate in the Municipal Facilities Purchase and Occupancy Agreement to be dated as of September 1, 2026 (see "FACILITIES AGREEMENT" in APPENDIX C – FORMS OF CERTAIN FINANCING DOCUMENTS) (the "*Facilities Agreement*") that it presently intends to maintain its capacity to issue general obligation debt that does not require voter approval, in amounts and at times, together with other "Available Sources" (as defined in the Facilities Agreement), sufficient to make Installment Payments (as defined in the Facilities Agreement) when due. This expression of intent is not a binding contractual obligation on the part of the City. The City has made no representation or warranty as to its ability to issue general obligation debt in the future.

Outstanding General Obligation Bonds

As for the date hereof, the City has no outstanding general obligation bonds.

Other City Debt and Obligations

As of December 31, 2025, for financial accounting purposes, the City's (and the Issuer's) long-term debt included revenue bonds and capital leases summarized below. See Note 8 to the 2025 Financial Statements included as Appendix B for more information related to long-term debt.

Hospitality Revenue Bonds. As of January 1, 2026, the City had outstanding (i) $3,818,472 of its originally issued $9,000,000 Special Obligation Bond (Hospitality Fee Pledge), Series 2016 and $1,357,000 of its originally issued $2,500,000 Special Obligation Bond (Hospitality Fee Pledge), Series 2021 (together the "*Special Obligation Bonds*"). The Special Obligation Bonds are payable from the solely from the revenues generated from the Hospitality Fees.

Utility Revenue Bonds. As of January 1, 2026, the City had outstanding $4,192,451 of the $8,500,000 original principal amount, plus capitalized interest, if any, Water System Revenue Bond, Series 2016 (State Drinking Water Revolving Loan Fund) (the "*Series 2016 Revenue Bond*"). The Series 2016 Revenue Bond is payable from the net revenues of the City's water utility system.

Installment Purchase Revenue Bonds. As of January 1, 2026, the Issuer had outstanding $1,979,000 of its originally issued $4,889,000 Installment Purchase Revenue Refunding Bond (Public Works Fire Station Project), Series 2020 (the "*2020 IPRB*"). The 2020 IPRB was issued to effect the redemption in full of the Issuer's originally issued $7,500,000 Installment Purchase Revenue Bond (Public Works Fire Station Project), Series 2014 (the "*2014 IPRB*"). The 2014 IPRB was issued by the Issuer for the benefit of the City to fund the construction the Mount Holly Station, which is located at 535 Old Mt. Holly Road (the "*Mt. Holly Station*"). The 2020 IPRB was issued under a separate trust agreement between the Issuer and the Bank of New York Mellon, N.A., as trustee. The trust estate pledged as security for the 2020 IRPB includes the Mt. Holly Station.

Assessment Bonds. As of January 1, 2026, the City had outstanding $25,720,000 of its originally issued $25,270,000 Carnes Crossroad Improvement District (Assessment Revenue Bonds), Series 2025 (the "*Assessment Bonds*"). The Assessment Bonds were issued to fund infrastructure improvements within the Carnes Crossroads Improvement District (the "*Carnes District*") and secured by the trust estate pledged under a Master Bond Indenture between the City and U.S. Bank Trust Company, National Association. The pledged funds under such Master Bond Indenture primarily consist of special assessments annually levied against properties within the Carnes District. The Assessment Bonds constitute limited obligations of the City, payable solely from the pledged revenues and assets under the Master Bond Indenture. The full faith and credit and taxing power of the City are not pledged to the payment of the Assessment Bonds.

Capital Leases. As of January 1, 2026, the City had $794,073 in principal amount outstanding under various commercial bank lease purchase arrangements, payments for which the City intends to fund from the enterprise fund revenues and the governmental fund. The proceeds of the commercial bank leases were used to defray the cost of equipment for activities supporting police equipment in the governmental funds and golf carts and grounds maintenance equipment in the Recreation fund . The City's obligation to make payments under each of these lease purchase arrangements is subject to annual appropriation at the discretion of the City Council. To date, all amounts necessary to make payments of principal and interest on these lease purchase arrangements have been

annually appropriated. The following table sets forth the annual payments due under capital leases payable by the City. For purposes of the following table, totals may not add due to rounding.

Fiscal Year	Governmental Funds	Enterprise Funds	Total
2026	$129,036	$249,477	$378,513
2027	24,700	181,595	206,295
2028	-	166,447	166,447
2029	-	42,818	42,818
2030	-	-	-
Total	153,736	640,337	794,073

Note: Approximately 81% of the City's outstanding lease purchase obligations are associated with enterprise fund operations and are expected to be paid from enterprise fund revenues. Approximately 19% are associated with governmental activities and are expected to be paid from governmental fund revenues.

Miscellaneous Debt Information

The City has not defaulted in the payment of principal or interest, or in any other material respect, with respect to any of its securities at any time within the last 25 years, nor has the City within such time issued any refunding bonds for the purpose of preventing a default in the payment of principal or interest on any of its securities then outstanding. The City has not used the proceeds of any bonds or other securities for current operating expenses at any time within the last 25 years.

Future Debt Plans; Other Capital Needs

The City currently has no future debt plans within the next five years. To the extent the City does have capital projects it is anticipated these will be funded on a pay-go basis or through capital leases. Such plans are subject to change in the discretion of City Council.

Overlapping Constitutional Debt Limits

Under the provisions of Article X, Section 14 of the State Constitution, each county, incorporated municipality and special purpose district may, in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law, (a) incur general obligation debt authorized by a majority vote of the qualified electors thereof voting in a referendum, without limitation as to amount, and (b) incur, without an election, general obligation debt (in addition to bonded indebtedness existing on November 30, 1977, and bonded indebtedness authorized by a majority vote of qualified electors) in an amount not exceeding eight percent of the assessed value of all taxable property therein. School districts are subject to similar constraints pursuant to the provisions of Article X, Section 15, except that the cut-off date for bonded indebtedness is November 30, 1982.

Overlapping Debt

The following table sets forth the outstanding general obligation debt as of June 30, 2025, of each political subdivision which overlaps the City, either in whole or in part.

Jurisdiction	Principal Outstanding
Berkeley County*	$ 87,685,000
Berkeley County School District**	144,638,000

Source: 2025 Audited Financial Statements of Berkeley County and Berkeley County School District, respectively.

* The County recently issued its $40,000,000 General Obligation Bonds, Series 2026. Such bonds were issued after June 30, 2025, and are not included in the amount of principal outstanding.

** The School District recently issued its $114,005,000 General Obligation Bonds, Series 2025A and its $1,465,000 General Obligation Bonds, Taxable Series 2025B. Such bonds were issued after June 30, 2025, and are not included in the amount of principal outstanding. Both series of bonds matured on June 1, 2026; however, the School District historically does an annual general obligation bond issuance, and it is anticipated that another series of general obligation bonds will be issued in the late summer of 2026. Additionally, the School District has certain outstanding installment purchase revenue bonds (issued through a facilities corporation for the benefit of the district) that are not included in the outstanding principal amount.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. The percentage of overlapping debt applicable is estimated based on the percentage of assessed valuation of property located in the City.

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ECONOMIC AND DEMOGRAPHIC INFORMATION

Per Capita Income

The per capita personal income for each of the last five calendar years for which information is available is shown below:

Year	County	State	United States
2020	$45,395	$48,760	$59,151
2021	50,288	53,390	64,692
2022	51,606	54,561	66,298
2023	55,241	57,766	70,002
2024	58,397	60,776	73,204

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Principal Employers

The 20 largest employers located in the County and their products/services are shown on the following page:

Company	Nature of Business
Berkeley County Government	Government
Berkeley County Schools	Education
Berkeley Electric Cooperative Inc.	Utilities
Blackbaud Inc.	Cloud Software for Fundraising
Booz Allen Hamilton Inc.	Technology Consulting
Caliber Holdings Corporation	Collision Repair
Crown Beverages Inc.	Beverage Distribution
Dorchester School District #2	Education
Hire Quest LLC	Staffing Solutions
Lowcountry Grocers LLC	Grocery
Nucor Corporation	Steel Manufacturing
Publix Super Market Inc.	Grocery
Roper St. Francis Healthcare	Healthcare
Santee Cooper SC Public Service Authority	Utilities
Scientific Research Corporation	Research
South Carolina Public Service Authority	Utilities
Staffmark Investment LLC	Investment
Thorne Research, Inc.	Research
Volvo Car USA LLC	Car Manufacturing
WAL-MART Associates Inc.	Retail

Source: SC Department of Employment and Workforce, January 2026 Community Profile.
Note: Employers are listed alphabetically, not in rank order.

Labor Force

The size of the civilian labor force in the County, the number of those employed and unemployed, and corresponding percentage of those unemployed, is shown below for the most recent five years for which information is available:

	2021	2022	2023	2024	2025
Civilian Labor Force	110,296	116,391	124,682	130,554	134,011
Employment	106,471	112,970	121,423	125,813	128,715
Unemployment	3,825	3,421	3,259	4,741	5,296
% of Labor Force Unemployed	3.5%	2.9%	2.6%	3.6%	4.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Unemployment Rates

Yearly Comparative Unemployment. The following table shows annual unemployment rates for the County, the State, and the United States for the five most recent years for which such information is available:

Year	City	County	State	United States
2021	3.1%	3.5%	3.9%	5.3%
2022	2.9	2.9	3.2	3.6
2023	2.7	2.6	3.0	3.6
2024	3.7	3.6	4.1	4.0
2025*	4.0	4.0	4.5	4.3

* Annual estimates for 2025 are 11-month averages that exclude October. Data for October 2025 was not collected due to the federal government shutdown.
Source: U.S. Department of Labor, Bureau of Labor Statistics.

Monthly Unemployment. The unemployment rate in the City on a monthly basis for the latest 12 months available:

Month/Year	Unemployment Rate
April 2026	3.4%[P]
March 2026	3.8
February 2026	5.0
January 2026	5.0
December 2025	4.6
November 2025	4.6
October 2025	--*
September 2025	3.9
August 2025	4.4
July 2025	4.6
June 2025	4.1
May 2025	3.5

[P] Preliminary
* Data for October 2025 was not collected due to the federal government shutdown.
Source: U.S. Bureau of Labor Statistics.
Note: Rates are not seasonally adjusted.

Retail Sales

The following table sets forth gross retail sales of businesses located in the County for the last five calendar years for which information is available.

Calendar Year	City	City's Increase/(Decrease) Over Previous Year	County	County's Increase/(Decrease) Over Previous Year
2021	$938,668,367	--	$10,393,197,717	--
2022	1,000,245,182	6.6%	11,322,479,457	8.9%
2023	1,040,215,680	4.0	9,955,701,015	(12.0)
2024	1,049,302,337	0.9	10,297,607,174	3.4
2025	1,102,972,187	5.1	11,926,230,946	15.8

Source: South Carolina Department of Revenue.

Economic Development

Despite global economic uncertainty and tariffs, the County continues to demonstrate strong competitiveness in industrial growth, both locally and statewide. Existing industry expansions and foreign direct investment remain robust, with core sectors such as defense, chemicals, and advanced manufacturing leading the way.

The following are descriptions of capital investments made in the County in recent years:

In February 2025, HII, a global defense provider, announced it selected the County to establish the company's first South Carolina operation through the acquisition of substantially all of the assets of W International SC, LLC and Vivid Empire SC, LLC, a South Carolina-based complex metal fabricator specializing in the manufacture of shipbuilding structures, modules and assemblies. Through its investment, HII anticipates creating over 250 new jobs.

In September 2024, Google announced plans to grow its South Carolina footprint by establishing two new data center campuses in Dorchester County and expanding its existing data center campus in the County. The company's combined investment of $3.3 billion will create hundreds of new jobs across both counties.

In February 2024, Leonardo DRS, through its subsidiary, DRS Naval Power Systems, announced it selected the County to establish the company's first South Carolina operation. The company's approximate net investment of $120 million is expected to create 58 new jobs.

In July 2023, Honor LSV, a startup manufacturing company, announced its decision to choose the County for establishing South Carolina operations to design, manufacture and assemble golf carts and luxury low speed vehicles. The company's $34.2 million investment is expected to create 65 new jobs.

In March 2023, ZEB Metals, as part of a newly established joint venture with Glencore, announced plans to establish its first South Carolina operations in the County. The company's new operations will create 28 new jobs.

In December 2022, Redwood Materials, a producer of anode and cathode battery components for electric vehicles, announced plans to establish operations in the County. The company's $3.5 billion investment, which marks the largest economic development announcement in the history of South Carolina, will create 1,500 new jobs.

In August 2022, Nucor Corporation (Nucor), one of the largest manufacturers of steel and steel products in North America, announced plans to expand operations in the County. The initial investment was anticipated to be $200 million, but in September 2022, this amount was revised to $425 million and 50 new jobs.

In April 2022, Sagebrook Home, a global home décor brand, announced plans to establish operations in the County. The company's $80 million investment is anticipated to create 117 new jobs.

In November 2021, DHI Corp, a home goods provider, announced plans to establish operations in the County. The $627,000 investment will create 40 new jobs.

In September 2021, HYDERA, a joint venture between Pacolet Milliken and OURAY, announced plans to establish operations in the County at the Charleston International Manufacturing Center. The $15 million investment will create 15 new jobs.

In June 2021, XIFIN, a national leader in revenue cycle management for diagnostic providers, announced plans to establish operations in the County. The company's new East Coast location will create more than 150 new jobs over the next two years.

In June 2021, Century Aluminum, one of the nation's largest primary aluminum producers, announced plans to expand operations in the County. The more than $60 million investment is expected to create 100 new jobs.

In March 2021, Google confirmed plans to further expand its operations in the County. The expansion is projected to bring more than $500 million in capital investment to the Lowcountry. Google's investment will expand the company's data center and overall footprint in the County.

Capital Investment

The following table sets forth the total announced capital investment for new and expanded industry in the County.

Calendar Year	County Announced Jobs	County Announced Investment
2021	305	$693,627,000
2022	1,667	4,205,000,000
2023	93	34,200,000
2024	58	1,420,000,000
2025	250	0

Source: South Carolina Department of Commerce.

Building Permits

The following table shows the number of residential and non-residential building permits issued by the County for the five calendar years shown.

	RESIDENTIAL		COMMERCIAL	
Year	# of Permits	Cost	# of Permits	Cost
2021	3,408	$1,094,085,349	167	$613,089,305
2022	2,604	1,054,363,090	180	415,616,520
2023	2,526	1,213,128,557	206	301,645,515
2024	3,181	1,341,892,017	196	615,188,115
2025	3,189	1,095,015,040	199	790,781,216

Source: Berkeley-Charleston-Dorchester Council of Governments

Facilities Serving the County

Transportation. The County is primarily served by Interstate 26 and Interstate 526, which facilitate essential commuter and freight movement through the Lowcountry. Interstate 26 runs northwest to southeast across the County, providing direct links to major South Carolina cities like Columbia and Charleston. Recent infrastructure improvements include the completion of the Volvo Car Interchange at mile marker 189 to support the nearby manufacturing plant and the implementation of modern roundabout designs at Exit 187. Interstate 526, also known as the Mark Clark Expressway, serves as an auxiliary route and partial beltway, extending into the Daniel Island section of the County to bypass downtown Charleston.

The County owns and operates Berkeley County Airport (MKS), a public-use general aviation facility located about one mile from the central business district of Moncks Corner. While it focuses on general aviation, the airport is part of a regional system that includes Charleston International Airport (CHS), located roughly 23 miles away, which serves as the primary commercial hub for the County's residents. Additionally, several private airstrips are located within the County, including Crosswinds-Wilson Airport in Cross, Mount Holly Airport, and Lesesne Airport in Nelson Hill.

The CSX System and the Norfolk Southern Railway System are the mainline railroads serving the area. The South Carolina Public Railway Commission operates two belt lines, one to the downtown waterfront and the other to North Charleston. Passenger service is provided by Amtrak which has a station in North Charleston.

Infrastructure. The South Carolina Ports Authority ("*SCPA*") operates the Port of Charleston (the "*Port*"), which is the 8th largest seaport in the United States. While the majority of the SCPA's assets are located in Charleston County, SCPA operates intermodal and cargo-support infrastructure serving the Port system, including facilities and corridors affecting the County industrial development and freight movement. In particular, the Hugh K. Leatherman Terminal, a majority container terminal at the Charleston Naval Base area, and the Ridgeland Industrial Campus, an industrial and logistics property owned by SCPA, are both located in the County.

Medical and Health Services. Roper St. Francis Berkeley Hospital ("*Berkeley Hospital*"), a 50-bed facility in the Carnes Crossroads area, is located in Summerville and is one of four flagship hospitals among 120 facilities and services operated by Roper St. Frances Healthcare, a not-for-profit health system serving four counties. This hospital provides comprehensive medical services including a 24-hour emergency department, a Mother & Baby Unit designated for maternity care, and advanced surgical capabilities like robotics. Its campus also includes a medical office building housing specialists in cardiology, oncology, orthopedics, and urology, alongside outpatient rehabilitation for physical, occupational, and speech therapy. Additionally, the Moncks Corner Medical Plaza provides residents with 24-hour emergency care, imaging services (including 3D mammography), and a sleep lab. Construction is currently underway to double Berkeley Hospital's size from 50 to 100 beds and add more than 200,000 square feet of new or renovated space.

Expanding the County's access to specialized care, MUSC Health operates significant facilities like the Clements Ferry Pavilion, an 80,000-square-foot office building offering pediatric and adult primary care, gastroenterology, and neurosurgery. Further development is underway with the Nexton Medical Pavilion, scheduled for completion in late 2027 to serve the growing Nexton community. For emergency needs in Moncks Corner, the HCA Healthcare Moncks Corner ER, a part of Trident Hospital, offers 24/7 board-certified emergency medicine and 3D mammography screenings.

Public Schools. There are 18 fully-accredited schools operated by the Berkeley County School District (the "*School District*") that serve the County, including 11 elementary, 4 middle, and 3 high schools. The School District currently serves approximately 10,664 pupils. All public schools are fully accredited by the South Carolina Department of Education and Cognia, a global accrediting body that provides quality assurance for K-12 education, ensuring districts meet high standards and commit to continuous improvement.

Higher Education. The County provides a range of higher education opportunities, from technical vocational training to private four-year university programs. The County is a primary service area for Trident Technical College, which operates a dedicated Berkeley Campus in Moncks Corner. This public institution offers associate degrees, diplomas, and over eight national certification programs in fields such as cosmetology, veterinary technology, and industrial studies. Additionally, the County is home to Charleston Southern University in North Charleston, a private, four-year Christian university offering a wide array of undergraduate and graduate degrees. The College of Charleston, The Citadel, The Medical University of South Carolina and the main campus of Trident Technical College are located in neighboring Charleston County.

Recreation. The County offers a range of recreation assets that are primarily natural, water-oriented, and tourism-driven. The County's system is anchored by significant natural resources, including lakes, rivers, and wetlands, which support boating, fishing, paddling, and other outdoor activities. Key facilities include Cypress Gardens, a regional destination featuring trails, boat access, and environmental education, as well as public waterfront parks and boat landings that expand access to Lake Moultrie and surrounding waterways.

Lake Moultrie was created in the early 1940s by the Santee Cooper Project for hydroelectric power. The Lake covers about 60,000 acres in the County. Canals connect Lake Moultrie to Lake Marion in neighboring Clarendon County and to the Santee River, which runs along the County's northern border. Public access to two boat ramps, picnic facilities, and opportunities for swimming and canoeing are provided at waterfowl and wildlife management areas and a recreation area maintained by the U.S. Forest Service, as well as a park maintained by Santee Cooper.

The County also benefits from an extensive paddling trail network known as the Berkeley Blueways, which provides numerous designated routes for canoeing and kayaking. Additional recreational opportunities are available through nearby resources such as Old Santee Canal Park, as well as beach parks, campgrounds, and marinas that support both day-use and overnight visitation.

The Palmetto Trail, a multi-purpose hiking, biking, and horseback-riding trail connecting the mountains of South Carolina to the seacoast, runs through the County. A 26-mile passage of the Palmetto Trail runs along the shores of Lake Moultrie within the County, and a 42-mile passage runs through the Francis Marion National Forest, which covers part of the County and part of neighboring counties.

The City offers hiking and biking trails, a pool, golf, and several parks. The newest park that opened in 2022 is Central Creek Park, a state-of-the-art inclusive recreational park featuring a 13-acre all-abilities space with diverse play components including a splash pad, adaptive zip line, pickleball courts, and walking trails.

Financial Institutions

According to the Federal Deposit Insurance Corporation, as of June 30, 2024, there were eight branches of commercial banks in the City, with deposits at all institutions totaling around $688,668,000.

APPENDIX B

AUDITED FINANCIAL STATEMENTS OF THE CITY OF GOOSE CREEK FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

Certain supplemental information not necessary for a fair presentation of the financial condition of the City has not been included.

APPENDIX C

FORMS OF CERTAIN FINANCING DOCUMENTS

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

_____, 2026

Goose Creek Municipal Finance Corporation
Goose Creek, South Carolina

City of Goose Creek
Goose Creek, South Carolina

Raymond James & Associates, Inc.
Atlanta, Georgia

Re: $_____ Goose Creek Municipal Finance Corporation Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026

Ladies and Gentlemen:

We have acted at the request of the City of Goose Creek, South Carolina (the "***City***") and the Goose Creek Municipal Finance Corporation, a nonprofit corporation organized and existing under the laws of the State of South Carolina (the "***Corporation***"), as bond counsel in connection with the issuance and delivery by the Corporation of its $[Amount] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "***Series 2026 Bonds***"). The Series 2026 Bonds are being issued by the Corporation in accordance with the constitution and laws of the State of South Carolina, and pursuant to a Trust Agreement dated as of September 1, 2026 (the "***Trust Agreement***"), by and between the Corporation and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"). All capitalized terms used and not defined herein have the meanings provided for such terms in the Trust Agreement or in the Municipal Facilities Purchase and Occupancy Agreement dated as of September 1, 2026 (the "***Facilities Agreement***") between the Corporation and the City.

Pursuant to the Trust Agreement, the Corporation has assigned to the Trustee and granted a security interest in the "Trust Estate", which includes, among other things, all right, title and interest of the Corporation (with certain exceptions) in and to the Revenues including, without limitation, the Installment Payments and other amounts receivable by or on behalf of the Corporation thereunder, all of the Corporation's right, title and interest in and to the Facilities and other rights of the Corporation in connection with its ownership of the Facilities, the Facilities Agreement (except certain reserved rights), the Base Lease (as defined herein), any insurance and condemnation proceeds with respect to the Facilities, and all moneys and investments held in certain of the funds and accounts created under the Trust Agreement.

The Series 2026 Bonds are being issued as fully registered certificates in book-entry only form, numbered from R-1 upwards in such fashion as to maintain a proper record thereof, will bear interest payable at the rates and at the times, and will be subject to redemption prior to maturity, all as provided in the Trust Agreement.

The Corporation is issuing the Series 2026 Bonds for the purpose of providing funds, together with other available amounts, to finance the costs of the 2026 Project, funding the Base Lease Rent to fund a portion of the Ancillary Project, and pay the costs of issuance thereof.

The obligations of the City under the Facilities Agreement shall not constitute a pledge of the full faith, credit or taxing power of the City within the meaning of any constitutional or statutory limitation. The City is not a party to the Trust Agreement or the Series 2026 Bonds.

As to questions of fact material to our opinion, we have relied upon the representations of the City and the Corporation contained in the Base Lease Agreement dated as of September 1, 2026 (the "***Base Lease***"), by and between the City and the Corporation, the Facilities Agreement, the Trust Agreement and the Tax Certificate,

relating to the Series 2026 Bonds and in the certified proceedings and other certifications of officials of the City and the Corporation furnished to us, without undertaking to verify the same by independent investigation. In our capacity as Bond Counsel, we have examined: (1) the constitution and the laws of the State of South Carolina; (2) executed counterparts of the Base Lease, the Facilities Agreement, the Trust Agreement and the Tax Certificate; (3) the form of the Series 2026 Bonds to be executed and authenticated; (4) certain other proofs submitted to us by the City, the Corporation and the Trustee; and (5) such other documents as we have deemed necessary in order to deliver this opinion.

Based on such examination, and subject to the considerations set forth herein and upon such reliance, we are of the opinion as of the date hereof, as follows:

1. The Series 2026 Bonds have been duly authorized, executed and delivered and constitute valid special limited obligations of the Corporation payable solely from, and secured equally and ratably by a pledge of, the Trust Estate and sources described in the Trust Agreement. The Series 2026 Bonds are entitled to the benefits and security of the Trust Agreement for the payment thereof in accordance with the terms of the Trust Agreement.

2. The Base Lease has been duly authorized, executed and delivered and constitutes a valid and binding obligation of the City and the Corporation enforceable in accordance with its terms.

3. The Facilities Agreement has been duly authorized, executed, and delivered and constitutes a valid and binding obligation of the City and the Corporation enforceable in accordance with its terms; provided, however, that the payment obligations of the City for Installment Payments under the Facilities Agreement is limited to annually appropriated funds of the City. The continuation of the Facilities Agreement beyond each fiscal year of the City and the City's obligation to pay Installment Payments in each fiscal year are subject to and dependent upon annual appropriations of sufficient funds therefor by the City Council of the City of Goose Creek, the governing body of the City.

4. The Trust Agreement has been duly authorized, executed and delivered by the Corporation and assuming due authorization, execution and delivery by the Trustee, constitutes a valid and legally binding obligation of the Corporation enforceable against the Corporation in accordance with its terms.

5. The City has approved both the Corporation and the issuance of the Series 2026 Bonds by the Corporation.

6. Under existing law, assuming continuing compliance with certain covenants made by the Corporation to satisfy pertinent requirements of the Internal Revenue Code of 1986, as amended (the "***Code***") and the applicable regulations promulgated thereunder, and the accuracy of certain representations of the Corporation, interest on the Series 2026 Bonds (i) is excluded from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. Such interest will, however, be taken into account in determining the "annual adjusted financial statement income" of certain "applicable corporations" (as those terms are defined in Section 59(k) of the Code) for purposes of the 15-percent minimum tax imposed on the adjusted financial statement income of such corporations. We express no opinion regarding any other federal tax consequences that may arise with respect to the Series 2026 Bonds.

7. Under existing law, both the Series 2026 Bonds and the interest thereon are exempt from all taxation by the State of South Carolina, its counties, municipalities, and school districts, except estate, transfer, and certain franchise taxes. Interest on the Series 2026 Bonds is currently subject to the tax imposed on banks by Section 12-11-20 of the Code of Laws of South Carolina 1976, as amended, which is enforced by the South Carolina Department of Revenue as a franchise tax.

No opinion is expressed regarding tax consequences arising with respect to the Series 2026 Bonds other than as expressly set forth herein.

The rights of the owners of the Series 2026 Bonds and the enforceability of the Series 2026 Bonds, the Base Lease, the Facilities Agreement and the Trust Agreement are subject to bankruptcy, insolvency, reorganization,

moratorium, and other similar laws affecting creditors' rights generally, and may be limited by equitable principles, whether considered at law or in equity.

In our capacity as Bond Counsel, we express no opinion herein as to the accuracy, adequacy or completeness of the Preliminary Official Statement or the Official Statement relating to the Series 2026 Bonds, or regarding matters of title or the perfection or priority of the lien on the Trust Estate, Revenues, or other funds created by the Trust Agreement.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Very truly yours,

Pope Flynn, LLC

APPENDIX E

FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT

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FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT

DISCLOSURE DISSEMINATION AGENT AGREEMENT

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated _____ ___, 2026, is executed and delivered by the City of Goose Creek, South Carolina (the "City") and Digital Assurance Certification, L.L.C., as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Bonds (hereinafter defined) and in order to assist the City in processing certain continuing disclosure with respect to the Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule"). Pursuant to the Municipal Facilities Purchase and Occupancy Agreement (the "Facilities Agreement") dated as of September 1, 2026, by and between the City and the Goose Creek Municipal Finance Corporation (the "Issuer"), the City has covenanted to provide the information required by the Rule (as defined herein) as an Obligated Person (as defined in the Rule) in connection with the issuance of the Issuer's Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 (the "Bonds").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the Issuer through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the City or the Issuer or anyone on the City's or Issuer's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary. DAC is not a "Municipal Advisor" as such term is defined in Section 15B of the Securities Exchange Act of 1934, as amended, and related rules.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f) hereof, by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report containing Annual Financial Information described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the annual financial statements of the City for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i)(B) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Bonds" means the Bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the City and include the full name of the Bonds and the 9-digit CUSIP numbers for all Bonds to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification, L.L.C, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the City pursuant to Section 9 hereof.

"Disclosure Representative" means the Director of Finance, or his or her designee, or such other person as the City shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the City's failure to file an Annual Report on or before the Annual Filing Date.

"Financial Obligation" as used in this Disclosure Agreement is defined in the Rule, as may be amended, as (i) a debt obligation; (ii) derivative instrument entered into in connection with, or pledged as a security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shutdown of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Bonds for federal income tax purposes.

"Information" means, collectively, the Annual Reports, the Audited Financial Statements (if any), the Notice Event notices, the Failure to File Event notices, the Voluntary Event Disclosures and the Voluntary Financial Disclosures.

"Issuer" means Goose Creek Municipal Finance Corporation.

"MSRB" means the Municipal Securities Rulemaking Board, or any successor thereto, established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the City, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), as shown on Exhibit A.

"Official Statement" means that Official Statement prepared by the City and the Issuer in connection with the Bonds, as listed in Exhibit A.

"Trustee" means the institution, if any, identified as such in the document under which the Bonds were issued.

"Voluntary Event Disclosure" means information of the category specified in any of subsections (e)(vi)(1) through (e)(vi)(10) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(a) of this Disclosure Agreement.

"Voluntary Financial Disclosure" means information of the category specified in any of subsections (e)(vii)(1) through (e)(vii)(9) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(b) of this Disclosure Agreement.

SECTION 2. Provision of Annual Reports.

(a) The City shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, not later than the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than the August 1 following the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2026. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the City will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 6:00 p.m. Eastern time on the Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the City irrevocably directs the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B without reference to the anticipated filing date for the Annual Report, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(d) If Audited Financial Statements of the City are prepared but not available prior to the Annual Filing Date, the City shall, when the Audited Financial Statements are available, provide at such time an electronic copy to the Disclosure Dissemination Agent, accompanied by a Certification, if any, for filing with the MSRB.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) hereof with the MSRB;

(iii) upon receipt, promptly file each Audited Financial Statement received under Section 2(d) hereof with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) hereof with the MSRB, identifying the Notice Event as instructed by the City pursuant to Section 4(a) or 4(b)(ii) hereof (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement:

1. "Principal and interest payment delinquencies;"

2. "Non-Payment related defaults, if material;"

3. "Unscheduled draws on debt service reserves reflecting financial difficulties;"

4. "Unscheduled draws on credit enhancements reflecting financial difficulties;"

5. "Substitution of credit or liquidity providers, or their failure to perform;"

6. "Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;"

7. "Modifications to rights of securities holders, if material;"

8. "Bond calls, if material, and tender offers;"

9. "Defeasances;"

10. "Release, substitution, or sale of property securing repayment of the securities, if material;"

11. "Rating changes;"

12. "Bankruptcy, insolvency, receivership or similar event of the obligated person;"

13. "The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;"

14. "Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"

15. "Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material;" and

16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties."

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual financial information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Event Disclosure received under Section 7(a) hereof with the MSRB, identifying the Voluntary Event Disclosure as

instructed by the City pursuant to Section 7(a) (being any of the categories set forth below) when filing pursuant to Section 7(a) of this Disclosure Agreement:

1. "amendment to continuing disclosure undertaking;"

2. "change in obligated person;"

3. "notice to investors pursuant to bond documents;"

4. "certain communications from the Internal Revenue Service, other than those communications included in the Rule;"

5. "secondary market purchases;"

6. "bid for auction rate or other securities;"

7. "capital or other financing plan;"

8. "litigation/enforcement action;"

9. "change of tender agent, remarketing agent, or other on-going party;" and

10. "other event-based disclosures;"

(vii) upon receipt, promptly file the text of each Voluntary Financial Disclosure received under Section 7(b) hereof with the MSRB, identifying the Voluntary Financial Disclosure as instructed by the City pursuant to Section 7(b) (being any of the categories set forth below) when filing pursuant to Section 7(b) of this Disclosure Agreement:

1. "quarterly/monthly financial information;"

2. "change in fiscal year/timing of annual disclosure;"

3. "change in accounting standard;"

4. "interim/additional financial information/operating data;"

5. "budget;"

6. "investment/debt/financial policy;"

7. "information provided to rating agency, credit/liquidity provider or other third party;"

8. "consultant reports;" and

9. "other financial/operating data."

(viii) provide the City evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The City may adjust the Annual Filing Date upon change of its fiscal year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent, Trustee (if any) and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Anything in this Disclosure Agreement to the contrary, notwithstanding any information received by the Disclosure Dissemination Agent before 6:00 p.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain Annual Financial Information with respect to the City, including information comparable to the information provided in the Official Statement as follows:

(i) The financial statements of the City for the preceding fiscal year prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board (or if not in conformity, to be accompanied by a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information). If the City's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 2(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(ii) Updates to the financial and operating data for the fiscal year then ended, to the extent such information is not included in the City's audited financial statements filed pursuant to clause (i) above, which shall be generally consistent with the tabular information (or other information, as otherwise noted below) contained in Appendix A to the Official Statement under the following headings/subheadings:

(1) "CERTAIN FISCAL MATTERS – Summary of General Fund"
(2) "DEBT STRUCTURE – General Obligation Debt Limit"

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the City is an "obligated person" (as defined by the Rule), which have been previously filed with the Securities and Exchange Commission or available on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City will clearly identify each such document so incorporated by reference.

The City will reserve the right to modify from time to time the specific type of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the City; provided that the City will agree that any such modification will be done in a manner consistent with the Rule.

SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Bonds constitutes a Notice Event:

i. Principal and interest payment delinquencies;

ii. Non-payment related defaults, if material;

iii. Unscheduled draws on debt service reserves reflecting financial difficulties;

iv. Unscheduled draws on credit enhancements reflecting financial difficulties;

v. Substitution of credit or liquidity providers, or their failure to perform;

vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

vii. Modifications to rights of Bond holders, if material;

viii. Bond calls, if material, and tender offers;

ix. Defeasances;

x. Release, substitution, or sale of property securing repayment of the Bonds, if material;

xi. Rating changes;

xii. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

Note to subsection (a)(12) of this Section 4: For the purposes of the event described in subsection (a)(12) of this Section 4, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

xiii. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a

Financial Obligation of an Obligated Person, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of an Obligated Person, any of which reflect financial difficulties.

The City shall, in a timely manner not later than nine (9) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the City or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth business day after the occurrence of the Notice Event, if the City determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that either (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to subsection (c) of this Section 4, together with a Certification. Such Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the City as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with the MSRB in accordance with Section 2 (e)(iv) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

SECTION 5. CUSIP Numbers. The City will provide the Disclosure Dissemination Agent with the CUSIP numbers for (i) new bonds at such time as they are issued or become subject to the Rule and (ii) any Bonds to which new CUSIP numbers are assigned in substitution for the CUSIP numbers previously assigned to such Bonds.

SECTION 6. Additional Disclosure Obligations. The City acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the City, and that the duties and responsibilities of the Disclosure Dissemination Agent under this Disclosure Agreement do not extend to providing legal advice regarding such laws. The City acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Filing.

(a) The City may instruct the Disclosure Dissemination Agent to file a Voluntary Event Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Event Disclosure (which shall be any of the categories set forth in Section 2(e)(vi) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the

date the City desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the City as prescribed in this Section 7(a) to file a Voluntary Event Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Event Disclosure with the MSRB in accordance with Section 2(e)(vi) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

(b) The City may instruct the Disclosure Dissemination Agent to file a Voluntary Financial Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Financial Disclosure (which shall be any of the categories set forth in Section 2(e)(vii) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the City as prescribed in this Section 7(b) hereof to file a Voluntary Financial Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Financial Disclosure with the MSRB in accordance with Section 2(e)(vii) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-3.

The parties hereto acknowledge that the City is not obligated pursuant to the terms of this Disclosure Agreement to file any Voluntary Event Disclosure pursuant to Section 7(a) hereof or any Voluntary Financial Disclosure pursuant to Section 7(b) hereof.

Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure.

SECTION 8. Termination of Reporting Obligation. The obligations of the City and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Bonds upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the City is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of counsel expert in federal securities laws to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The City has appointed Digital Assurance Certification, L.L.C. as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The City may, upon thirty days' written notice to the Disclosure Dissemination Agent and the Trustee, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the City or DAC, the City agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. Notwithstanding any replacement or appointment of a successor, the City shall remain liable to the Disclosure Dissemination Agent until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty days' prior written notice to the City.

SECTION 10. Remedies in Event of Default. In the event of a failure of the City or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, the Holders' rights to enforce the provisions of this Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Bonds or under any other document relating to the Bonds, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the City has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the City and shall not be deemed to be acting in any fiduciary capacity for the City, the Holders of the Bonds or any other party. The Disclosure Dissemination Agent shall have no responsibility for the City's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the City has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon Certifications of the City at all times.

The obligations of the City under this Section shall survive resignation or removal of the Disclosure Dissemination Agent and defeasance, redemption or payment of the Bonds.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The reasonable fees and expenses of such counsel shall be payable by the City.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the City and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the City and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the City nor the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than 20 days written notice of the intent to do so to the City together with a copy of the proposed amendment. No such amendment shall become effective if the City shall, within 10 days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Trustee, if any, for the Bonds, the Disclosure Dissemination Agent, the underwriter, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 14. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of South Carolina (other than with respect to conflicts of laws).

SECTION 15. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

The Disclosure Dissemination Agent and the City have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION, L.L.C., as
Disclosure Dissemination Agent

By:_____
Name:_____
Title:_____

CITY OF GOOSE CREEK, SOUTH CAROLINA, as City

By:_____
Name: Natalie Zeigler
Title: City Administrator

EXHIBIT A
NAME AND CUSIP NUMBERS OF BONDS

Name of Issuer:	Goose Creek Municipal Finance Corporation
Obligated Person(s):	City of Goose Creek, South Carolina
Name of Bond Issue:	$[Amount] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026
Date of Issuance:	_____, 2026
Date of Official Statement	_____, 2026

CUSIP Numbers:

EXHIBIT B
NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer:	Goose Creek Municipal Finance Corporation
Obligated Person(s):	City of Goose Creek, South Carolina
Name of Bond Issue:	$[Amount] Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026
Date of Issuance:	_____, 2026
Date of Official Statement	_____, 2026

CUSIP Numbers:

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Report with respect to the above-named Bonds as required by the Disclosure Agreement between the City and Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent. The City has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by _____.

Dated: _____

Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent, on behalf of the City

_____

cc: Obligated Person
Issuer

EXHIBIT C-1
EVENT NOTICE COVER SHEET

This cover sheet and accompanying "event notice" may be sent to the MSRB, pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this event notice relates:

_____

Number of pages attached: _____

____ Description of Notice Events (Check One):

1._____"Principal and interest payment delinquencies;"
2._____"Non-Payment related defaults, if material;"
3._____"Unscheduled draws on debt service reserves reflecting financial difficulties;"
4._____"Unscheduled draws on credit enhancements reflecting financial difficulties;"
5._____"Substitution of credit or liquidity providers, or their failure to perform;"
6._____"Adverse tax opinions, IRS notices or events affecting the tax status of the security;"
7._____"Modifications to rights of securities holders, if material;"
8._____"Bond calls, if material, tender offers;"
9._____"Defeasances;"
10._____"Release, substitution, or sale of property securing repayment of the securities, if material;"
11._____"Rating changes;"
12._____"Tender offers;"
13._____"Bankruptcy, insolvency, receivership or similar event of the obligated person;"
14._____"Merger, consolidation, or acquisition of the obligated person, if material;"
15._____"Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"
16._____"Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial Obligation of the obligated person, any of which affect security holders, if material;" and
17._____"Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties."

____ Failure to provide annual financial information as required.

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-2
VOLUNTARY EVENT DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary event disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____, 2026 between the City and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this notice relates:

_____

Number of pages attached: _____

____ Description of Voluntary Event Disclosure (Check One):

1._____"amendment to continuing disclosure undertaking;"
2._____"change in obligated person;"
3._____"notice to investors pursuant to bond documents;"
4._____"certain communications from the Internal Revenue Service;"
5._____"secondary market purchases;"
6._____"bid for auction rate or other securities;"
7._____"capital or other financing plan;"
8._____"litigation/enforcement action;"
9._____"change of tender agent, remarketing agent, or other on-going party;" and
10._____"other event-based disclosures."

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-3
VOLUNTARY FINANCIAL DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary financial disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____, 2026, between the City and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the Bonds to which this notice relates:

_____

Number of pages attached: ____

____ Description of Voluntary Financial Disclosure (Check One):

1._____"quarterly/monthly financial information;"
2._____"change in fiscal year/timing of annual disclosure;"
3._____"change in accounting standard;"
4._____"interim/additional financial information/operating data;"
5._____"budget;"
6._____"investment/debt/financial policy;"
7._____"information provided to rating agency, credit/liquidity provider or other third party;"
8._____"consultant reports;" and
9._____"other financial/operating data."

I hereby represent that I am authorized by the City or its agent to distribute this information publicly.

Signature:

_____

Name: _____Title: _____

Digital Assurance Certification, L.L.C.
315 E. Robinson Street
Suite 300
Orlando, FL 32801
407-515-1100

Date:

APPENDIX F

DESCRIPTION OF BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company ("DTC") will act as depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be issued for each maturity of the Series 2026 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a S&P Global Ratings, a division of S&P Global Inc. ("S&P"), rating of AA+. The DTC Rules applicable to its Participants are on file with the U.S. Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com (which is not intended to be an active hyperlink).

Purchases of Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond (each a "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Trust Agreement. For example, Beneficial Owners of Series 2026 Bonds may wish to

ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Series 2026 Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Series 2026 Bond certificates are required to be printed and delivered. The Issuer may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2026 Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

NEITHER THE ISSUER NOR THE TRUSTEE IS RESPONSIBLE OR LIABLE FOR THE FAILURE OF ANY DIRECT PARTICIPANTS OR ANY INDIRECT PARTICIPANTS TO MAKE ANY PAYMENT OR GIVE ANY NOTICE TO A BENEFICIAL OWNER WITH RESPECT TO THE SERIES 2026 BONDS OR ANY ERROR OR DELAY RELATING THERETO.

NONE OF THE CITY, THE ISSUER, THE UNDERWRITER, OR THE TRUSTEE CAN OR WILL GIVE ANY ASSURANCES THAT DIRECT PARTICIPANTS, INDIRECT PARTICIPANTS OR OTHER NOMINEES OF THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS WILL GIVE NOTICES RECEIVED BY THEM, OR HAVING RECEIVED PAYMENTS, WILL MAKE PRINCIPAL AND INTEREST PAYMENTS ON THE SERIES 2026 BONDS TO THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS, THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT.

Request for City Council Agenda Item

To: Mayor Habib, City Council and Natalie Zeigler, City Administrator

From: Kelly Lovette, City Clerk

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
JULY DEPARTMENT REPORTS (Informational Purposes Only)
Background Summary
N/A
Financial Impact
N/A
Impact if denied
N/A
Impact if approved
N/A

Department Head: _____ *Signature & Date*

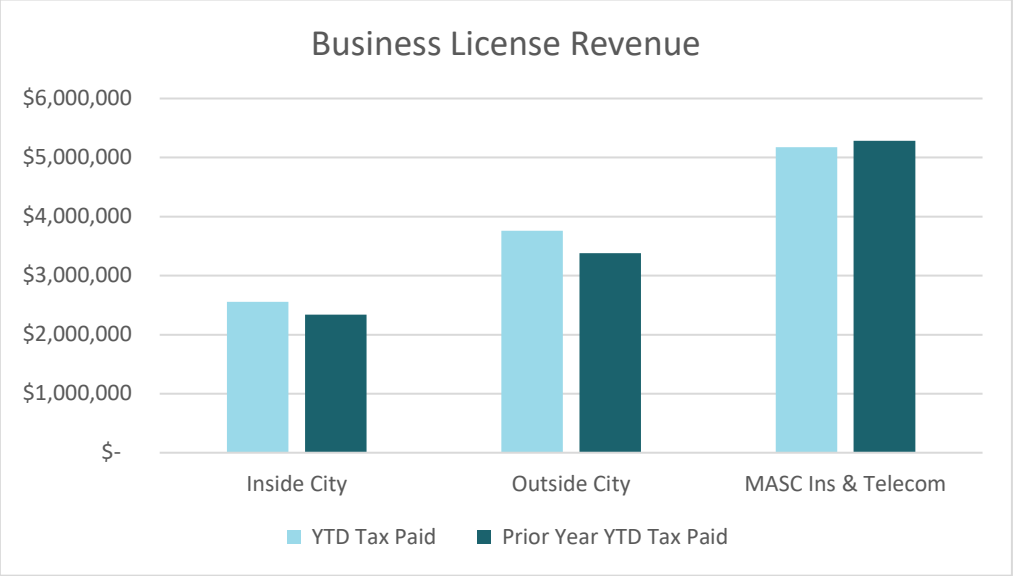
City Administrator: _____ *Signature & Date*

City of Goose Creek
Administration Department Monthly Report
Monthly Report
July 2026

Business License

Business Licenses Taxes Paid

License Type		Tax Paid	Gross Revenue	YTD Tax Paid	YTD Gross Revenue
Inside City		$ 29,224	$ 11,063,516	$ 2,557,014	$ 1,531,905,814
Outside City		493,467	26,208,394	3,761,836	356,334,607
MASC Ins & Telecom		-	-	5,176,091	264,130,993
	Totals	$ 522,691	$ 37,271,911	$ 11,494,941	$ 2,152,371,414



License Type	Tax Paid	YTD Tax Paid
3rd Party Revenue Coll. Serv.	$ -	$ 25,986

Hospitality/Accommodations Tax

Current Month	YTD Collections	Cash Balance
$ 312,892	$ 1,645,304	$ 5,083,174

Accounts Payable

	Current Month	YTD
Invoices Processed	614	4,472
Checks Issued	618	3,815

Berkeley County Water & Sanitation Payments

	Current Month	YTD Collections
Number of Payments Collected	1,158	7,993
Total Receipts Collected	$ 66,124	$ 467,359

CITY OF GOOSE CREEK

LISTING OF ITEMS OVER $25,000 THAT ARE EXEMPT FROM PURCHASING POLICY 34.40 OR HAVE HAD PRIOR APPROVAL
FOR THE PERIOD: July 2025

DEPARTMENT	ACCOUNT NUMBER	DESCRIPTION OF ITEM(S)	BUDGETED AMOUNT	PURCHASE PRICE	AMOUNT (OVER)/UNDER BUDGETED AMOUNT	
Non-Departmental	100-680-000-800-8058	The Assembly & Administration Building Renovation	$ 11,966,805.00	$ 8,710,519.08	$ 3,256,285.92	₮
Non-Departmental	100-680-000-800-8058	Construction Services - Fire Station IV	8,073,445.86	5,294,756.65	2,778,689.21	₮
Impact Fee	201-680-000-800-8010	Crowfield Club Parking Lot & Standalone Restroom	1,844,795.00	159,288.30	1,685,506.70	₮
Impact Fee	201-680-000-800-8010	Overflow Parking at Recreation Center	1,716,776.29	211,350.44	1,505,425.85	₮
IT	100-619-000-643-6494	Annual Subscription for Agenda & Packet Software	30,000.00	29,666.26	333.74	
IT	100-619-000-643-6494	Annual Subscription for Payroll & HCM Software	110,000.00	105,675.22	4,324.78	

₮ Line item includes the YTD Expenditures / Cumulative Budgeted Expenditures for Project

MUNICIPAL COURT MONTHLY REPORT

Report For July 1st, 2026 to July 31st, 2026

Cases Filed

Criminal	66	
Traffic	1205	
City Ordinance	6	
Parking	15	
Total Filed Violations		**1292**

Bench Trials Scheduled

Criminal	45	
Traffic	1050	
City Ordinance	12	
Parking	14	
Total Scheduled		**1121**

Case Disposition

Guilty	551	
Not Guilty	0	
Continued	421	
Dismissed for Plea Agreement	139	
Dismissed by Judge	1	
Dismissed for Deceased	0	
Dismissed for Compliance	305	
Dismissed by Officer	86	
Dismissed - Lack of Prosecution	24	
Entered into the PTI Program	5	
Voided	2	
Nolle Pros	0	
Transferred to Youth Court	0	
Transferred to Magistrate	0	
Transferred to General Sessions	28	
Disposition Totals		**1562**

Fines, Fees and Assessments Collected

Fines Retained by the City	$37,617.26	
Fees and Assessments Forwarded to the State	$52,765.70	
Victim's Assistance Fund	$5,462.87	
Total Fines, Fees, and Assessments Paid		**$95,845.83**

Bench Warrants

Issued	6	
Cleared	14	
Change in Total Warrants		**-8**

Jury Trials

July		(Previous Month)	
Requested	4	Requested	12
Scheduled	14	Scheduled	14
Continued	2	Continued	8
Disposed	4	Disposed	9
Pending Total	25	Previous Pending Total	25

CREEK COMPASS
City of Goose Creek

JULY 2026
CREEK COMPASS MONTHLY REPORT

BUILDING, PLANNING AND ZONING	**2026**	**2025**
Inspections	1588	1299
Residential Certificate of Occupancy Issued	42	30
Retroactive Residential Certificate of Occupancy Issued	0	0
Commercial Certificate of Occupancy Issued	3	1
Retroactive Commercial Certificate of Occupancy Issued	17	0
Permits Applied	202	265
Permits Issued	192	241

CODE ENFORCEMENT	**2026**	**2025**
Code Inspections (Complaints)	19	35
Code Inspections	373	708
Code Violations Corrected	124	123
Code Violations Pending	65	86
Inoperable/Unlicensed Vehicles Cited	4	4
Inoperable/Unlicensed Vehicle Cleared	4	6
Summons Issued	0	4
Certified Letters	4	13
Signs	54	209
Phone Calls (Communication)	349	501

CREEK COMPASS
City of Goose Creek

GIS SUMMARY AND UPDATES

New

- FD - Population Density Map
- First Street - 2026 Hazard Data Processing
- Planning/Zoning/Fire - Vulnerability & Risk Exposure Apps (AccelAdapt Dupe)
- FD/PD - Q3 Map Book Update

Priorities

- Planning/Zoning - Dashboard for Code Enforcement Violations
- DPW/IT - Rave Alerts GIS Integration & Contact Migration
- Billing/DPW - Water Cutoff App Updates (Detailed Edit History)
- DPW - Bulk Item Pickup App
- Police/Fire - Southern Software Geodatabase Updates & GIS Integration
- Planning/Zoning - Green Infrastructure Center Tree Canopy Assessment
- GIS - Google Basemap Updates & Script
- IN-CORE - Final Data (just received!)
- Automate Backups from GIS Systems
- FD - Building Damage Cost Analysis (IN-CORE)
- Planning/Zoning - INCORE Flood Model Data
- OpenGov Permitting API Testing
- GIS - ArcGIS Monitor Analytics Dashboard

GIS Short Term

- Geodata Cleanup & Automation
- Public Tree Fund Map/App Development
- GIS/IT - ArcGIS Enterprise Server Migration

GIS Long Term (Ongoing)

- ArcGIS Enterprise Deployment
- Power Automate Integration with GIS & City
- OpenGov Integration
- Regular GIS App/Data/Map/System Updates
- GIS Template Updates
- SOP Development
- Communication and Continued GIS Learning for All
- GIS - Records Retention Plan

CREEK COMPASS
City of Goose Creek

Finished

- FD - 100-Mile Buffer Map
- FD - District Maps for Stations
- FD - City Maps for Emergency Operation Centers
- Rob - Annual Business Contact Verification App
- Admin - Parcels with Right to Annex App
- GIS - ESRI UC '26 Conference
- DPW - Hydrant/Valve Migration to Enterprise
- Planning/Zoning - OpenGov Flag Error
- FD - Census Student Data Research
- GIS - New Laptop Configuration
- FD - EPR Fireworks GIS Integration
- DPW - Internal & External Water Outage Apps
- GIS/IT - ArcGIS Enterprise Server Configuration
- PD - Rave Implementation
- DPW - SpryPoint System Demo
- FD - 2026 Q1 City Map Book Update
- New Zoning/Annexation Maps
- Admin - Bank Locations Map
- Admin - Parcels with Right to Annex App
- Public Hiker Biker Trail Map/App Development (On hold for now)
- Berkeley County - 2026 Street Atlas
- GIS - ESRI Basemap Updates & Script
- Fire - Map Book Updates
- USPS - Zip Code Data/Exhibits
- IT - GIS Technology Plan
- PWD - Hydrant/Valve Inspection App Updates
- Admin - Zip Code Maps
- OpenGov - Fixed Multiple Issues (New Addresses, Flags, Owner Updates)
- GIS - Berkeley County GIS Processing Script Rewrite
- Short Term Rental Locations App
- PD - Exhibits for Toys for Tots Delivery
- Planning/Zoning - HOA Dashboard
- Updated Public Storm Damage Report Internal App
- Internal/External GIS Hub
- Police/Fire - Southern Software Updates (Police Response Area)
- Police/Fire - Southern Software Updates (Fire Response Area)
- FD - Critical Infrastructure Maps & Hazard Maps (in GIS Hub)
- Updated Public Storm Damage Report Form

- SCARC - Presenting at GIS Conference (Topic: Using GIS to Develop Station Response Areas)
- OpenGov - Update OpenGov to Fix Duplicate Addresses
- FD - Station District Maps (3 maps)
- Utility Addressing Practice
- Lunch and Learn: From Risk to Resilience - Planning for Natural Hazards
- DPW - OpenGov Asset Management GIS Implementation
- PWD/Billing - Water Cutoff Apps/Script Update
- Planning/Zoning - MAT Update for OpenGov
- Berkeley County & Charleston County - Stormwater Data for IN-CORE Flood Model
- IT - GIS Coordination for Email Domain Transition
- PD - Southern Software GIS Update
- GIS Exhibits for Hazards Mitigations Plan
- GIS Exhibits for Emergency Operations Plan
- FD - Station Response Areas Dashboard
- Planning/Zoning - Red Bank Road Business Data Collection App/Dashboard
- Planning/Zoning - Red Bank District Tax Dashboard
- FD - Fire Station & District Areas
- PWD - OpenGov GIS Data Collection Template App
- Planning/Zoning - INCORE Data Review
- Planning/Zoning - GIS App for Data Collection
- Planning/Zoning - Commercial/Residential Development Map/App
- DPW - 2025 Hydrant/Valve Inspection Apps
- FD - 2025 Map Book & Template
- Public Utility Service Provider Areas Map
- Adopt-A-Goose App (not shared publicly yet)
- App to Verify if Address is in City or Rec. District
- DPW - Christmas Decoration Locations App

City of Goose Creek
Maintenance Division Monthly Report
July 2026

DESCRIPTION	JULY	Y.T.D	Jul 25
Vehicle Usage			
Vehicle Mileage	N/A	0	4,611
Fuel Consumption (Diesel)	N/A	0	37
Fuel Consumption (Unleaded)	N/A	0	441
Ground Maintenance			
Drainage/Maintenance Activities (Approximate Hours)	1,032	7,528	1,184
Solid Waste Collection (Hours)	72	368	40
Drainage Maintenance (Hours)	0	0	0
Building, Grounds, Special Projects (Hours)	960	7,160	1144
Road and Bike Trail Maintenance (Hours)	0	0	0
Road Maintenance			
Road Maintenance Request (Total)	0	13	2
SCDOT (new request)	0	5	2
County (new request)	0	8	0
Road Maintenance Requests Corrected	3	21	3
Street Signs Replaced/Erected/Repaired	13	64	6
Ditch Maintenance			
Ditch Maintenance Request	0	0	0
SCDOT	0	0	0
County	0	0	0
Ditch Maintenance Corrected	0	0	0

GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

City of Goose Creek
Sanitation Division Monthly Report
July 2026

DESCRIPTION	JULY	Y.T.D	Jul 25
Sanitation:			
Vehicle Usage:			
Vehicle Mileage	N/A	0	10,881
Fuel Consumption (Diesel)	N/A	0	3,622
Garbage Removal:			
Household Garbage (Tons)	1,347	8,771	1,297
Yard Debris (Tons)	252	1,890	301
Construction Debris (Tons)	102	587	79
Side Door Collections	3	67	2
Dead Animal Removed From Streets	12	92	15

GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

City of Goose Creek
Water Division Monthly Report
July 2026

DESCRIPTION	JULY	Y.T.D	Jul 25
Water Usage:			
Total Consumption (M.G.)	141.08	811.51	122.82
Max Daily Flow (M.G.D.)	4.94	5.01	4.18
Min Daily Flow (M.G.D.)	3.54	2.31	2.97
Daily Average (M.G.D.)	4.55	3.82	3.96
Account Services:			
New Customers	133	845	104
Close Outs	58	388	51
Adjustments:	40	145	24
Account Arrangements	2	18	7
Clerical Errors	12	139	40
Temporary Services	3	15	0
Turn-Offs...(Sewer)	142	924	104
Turn-Offs... (Non-Payment, Bad Checks, No Deposit)	158	1069	107
Maintenance Services:			
Repair Broken Water Mains	0	5	0
Investigate Service Leaks	32	286	37
Repair Service Leaks	4	41	3
Locate Lines	47	1512	221
Change Meters	94	831	209
Service Line Replacement	0	1	3
Meter Box Maintenance and Repair	5	53	0
Valve Replacement	0	0	0
Fire Hydrant Replacement/Installs/Repairs	0	3	0
Install Taps	50	413	67
Site Restorations	0	7	3
Vehicle Usage:			
Vehicle Mileage	N/A	0	7,737
Fuel Consumption (Gallons)	N/A	0	936

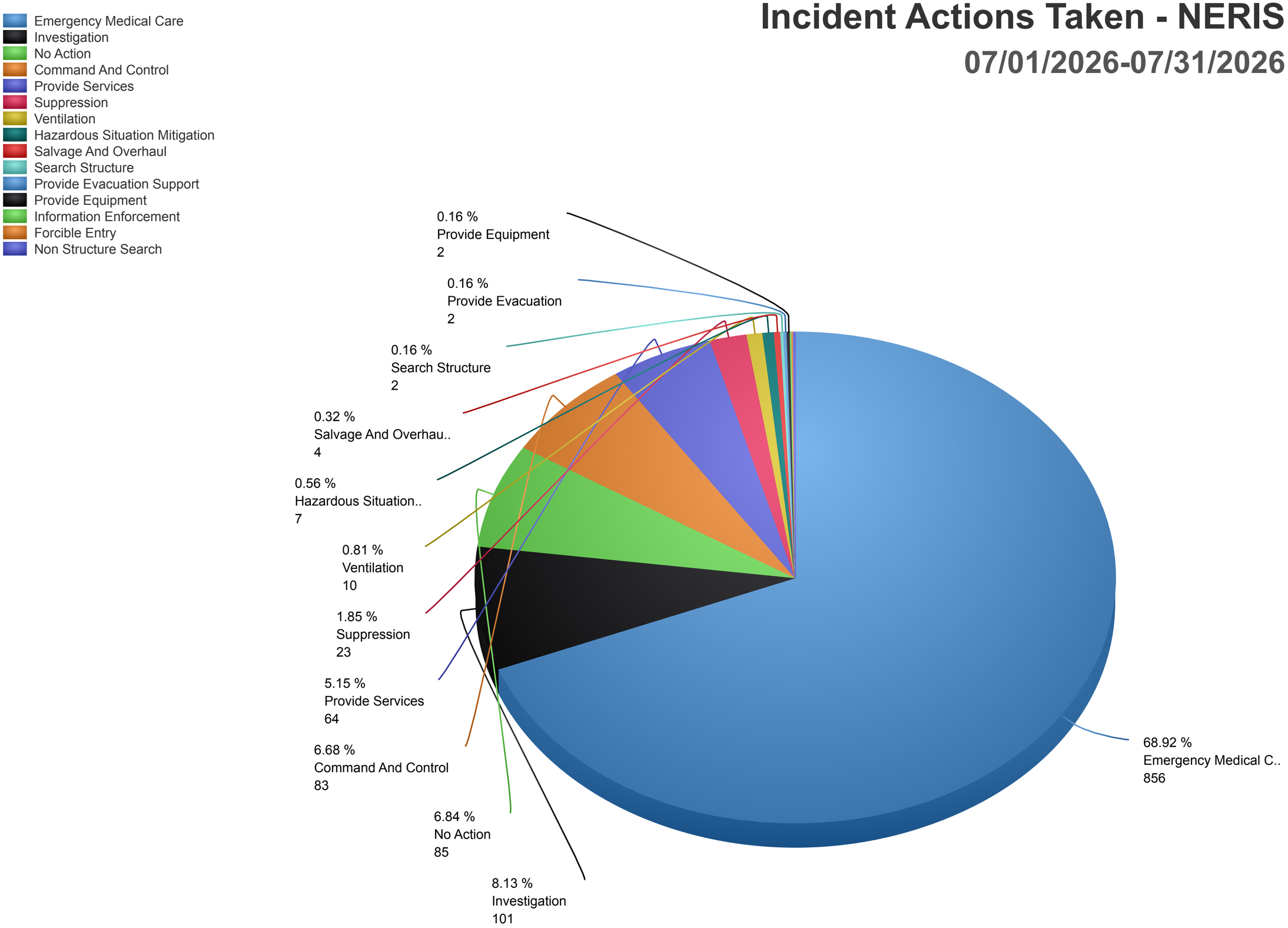
GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

City of Goose Creek Fire Department

July Council Reports

Incident Actions Taken - NERIS

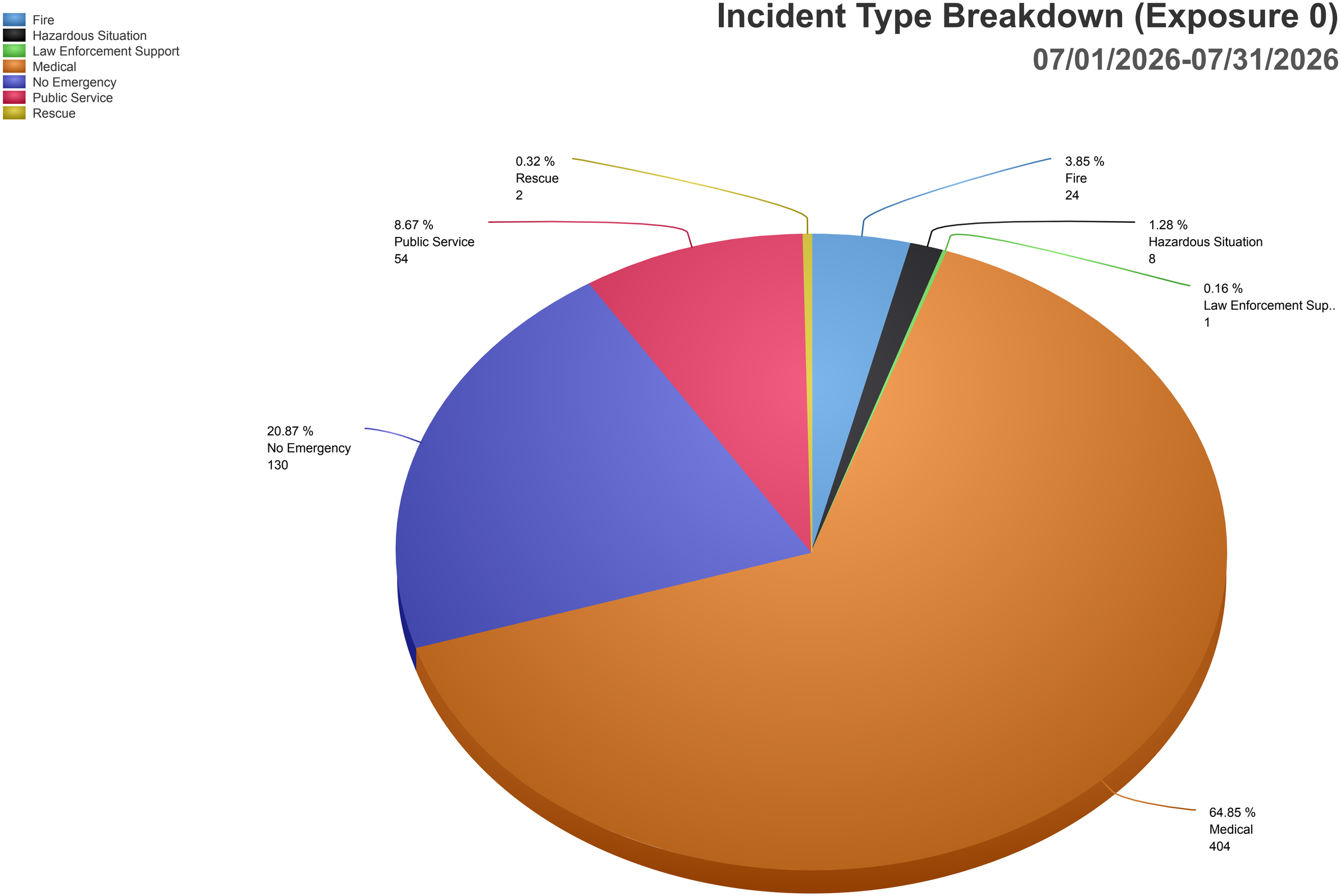
07/01/2026-07/31/2026



Total of **Action Taken Level 1:** 1,242

Incident Type Breakdown (Exposure 0)

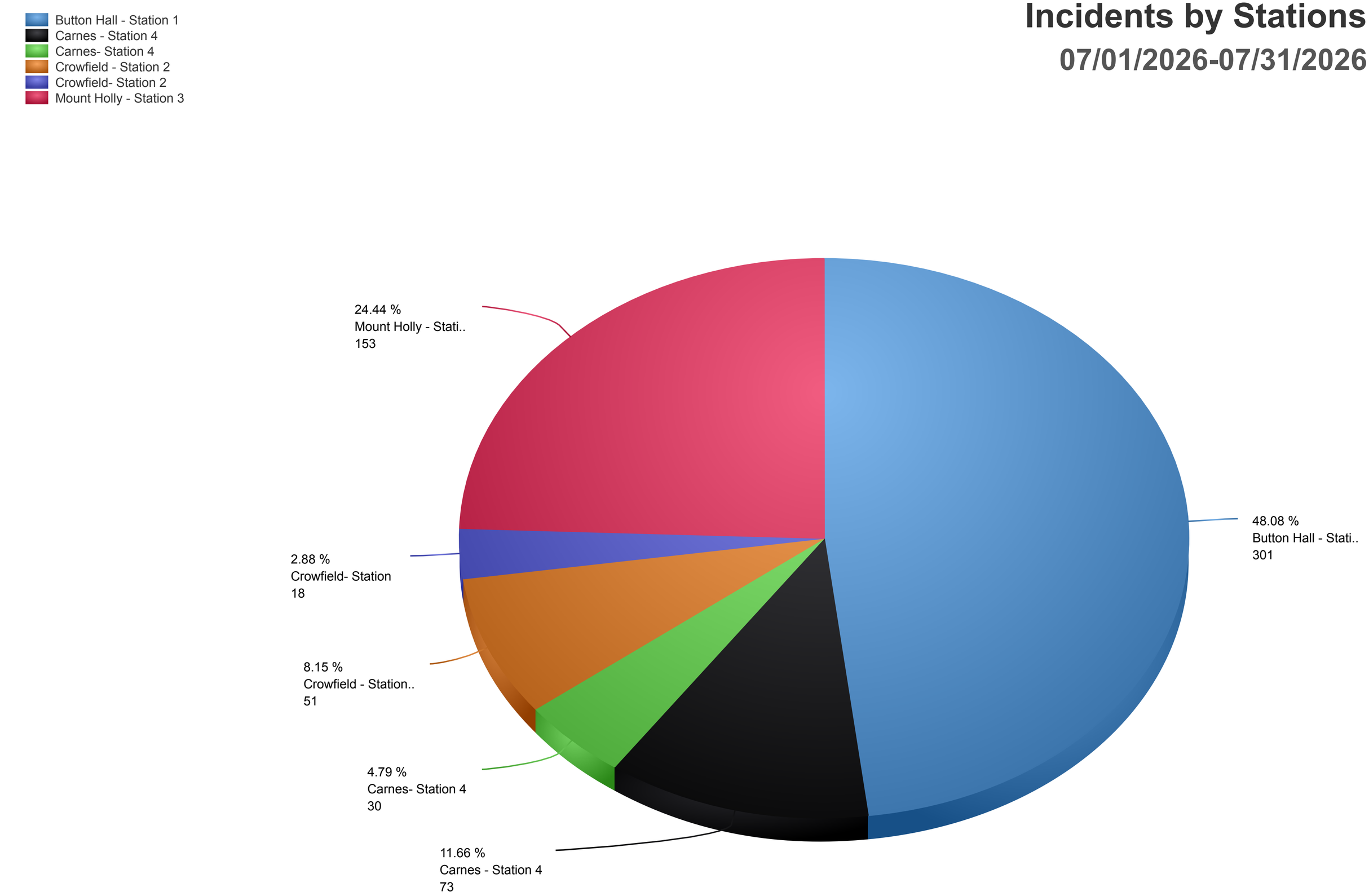
07/01/2026-07/31/2026



Total of **Incident Type:** 623

Incidents by Stations

07/01/2026-07/31/2026



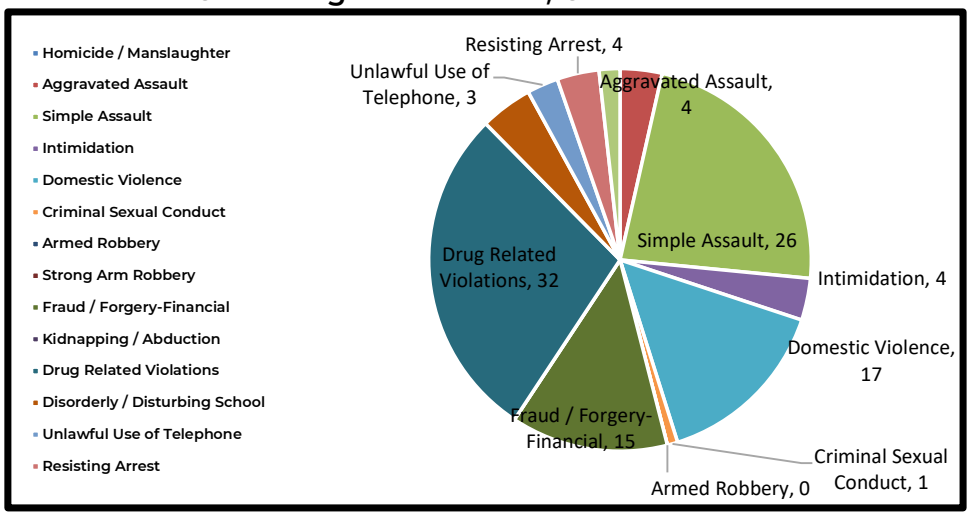
Total of **Station:** 626

Goose Creek Police Department

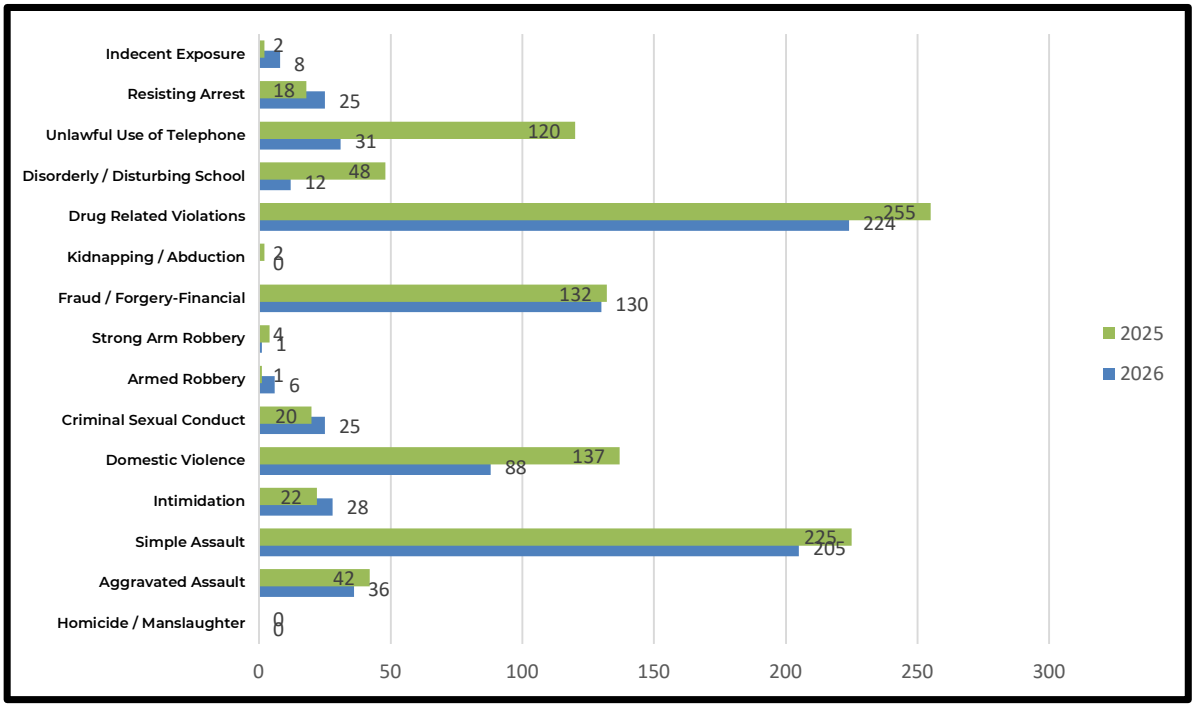
Monthly Report July, 2026

Agency Offenses / Incidents Investigated

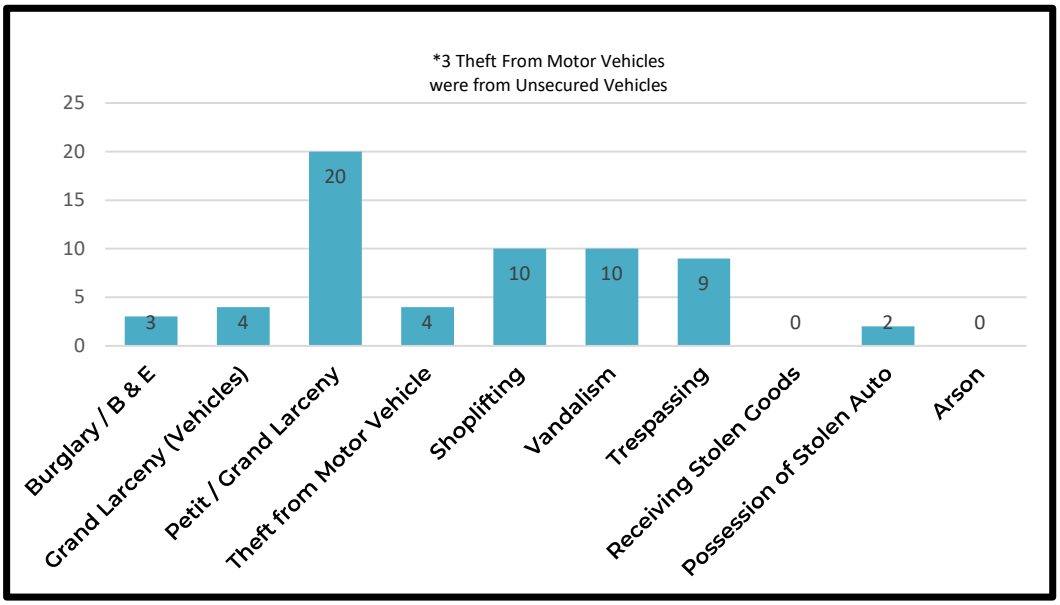
Crimes Against Persons, Current Month



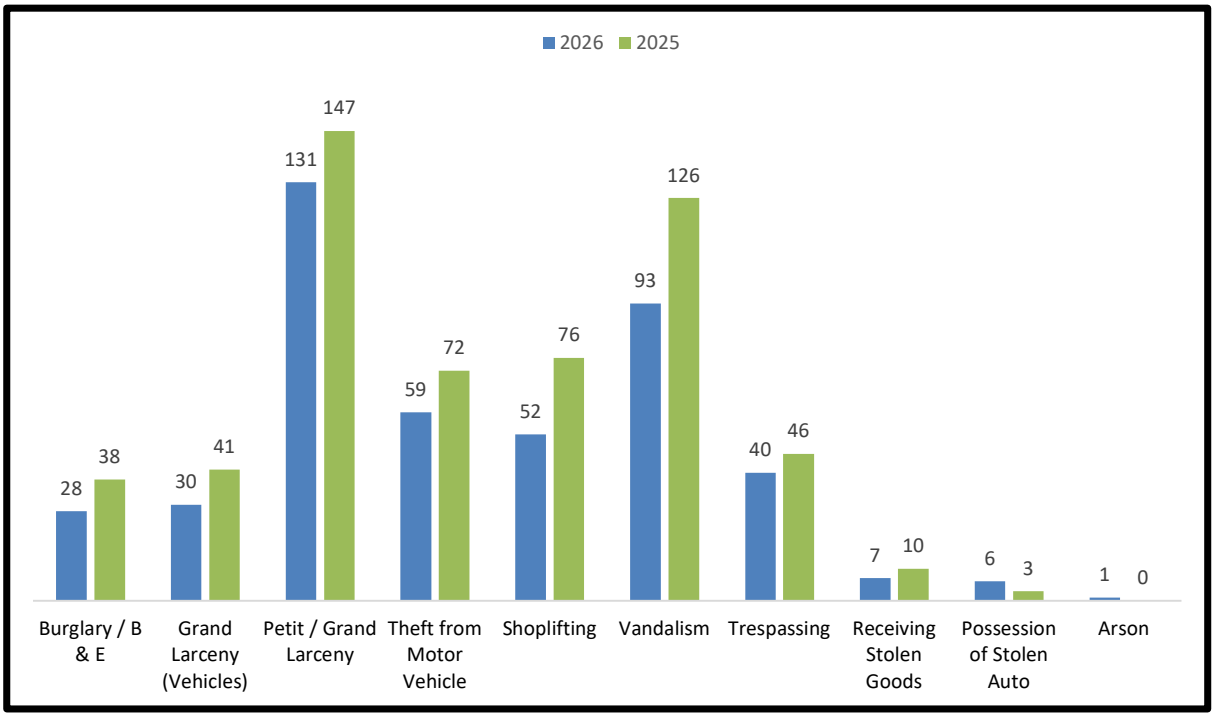
Crimes Against Persons, This Year versus Last Year



Crimes Against Property, Current Month



Crimes Against Property, This Year versus Last Year



Crimes Continued

	Month	YTD	2025	Change %
Bench Warrant Cases	0	0	0	100%
Alcohol Violations	8	38	38	0%
Weapons Violations	1	34	25	36%
Arrests	91	799	882	-6%

Crime Number Totals

Month	YTD	2025	Change %
0	2,237	2,625	-15%

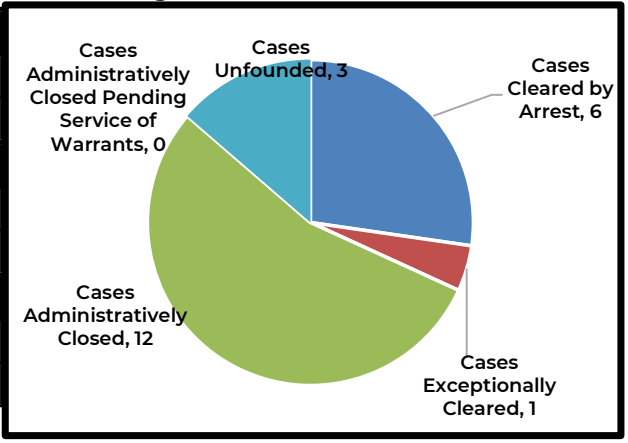
Increase due to proactivity

Response Times

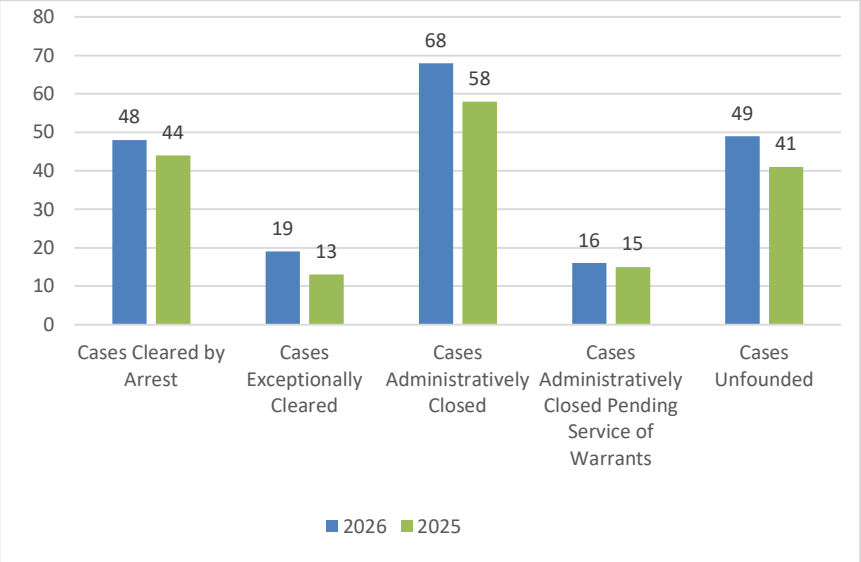
		Month	YTD	2025	Change %
Emergency		3:25	2:70	2:42	17%
Non-Emergency		5:12	5:42	5:26	5%

Criminal Investigations

Total Cases			
Month	21	YTD	157
2025	149	Change %	5%
Case Work Ups			
Month	22	YTD	262
2025	387	Change %	-32%
Evidence Items			
Month	197	YTD	1,740
2025	1704	Change %	2%



Criminal Investigations, This Year versus Last Year



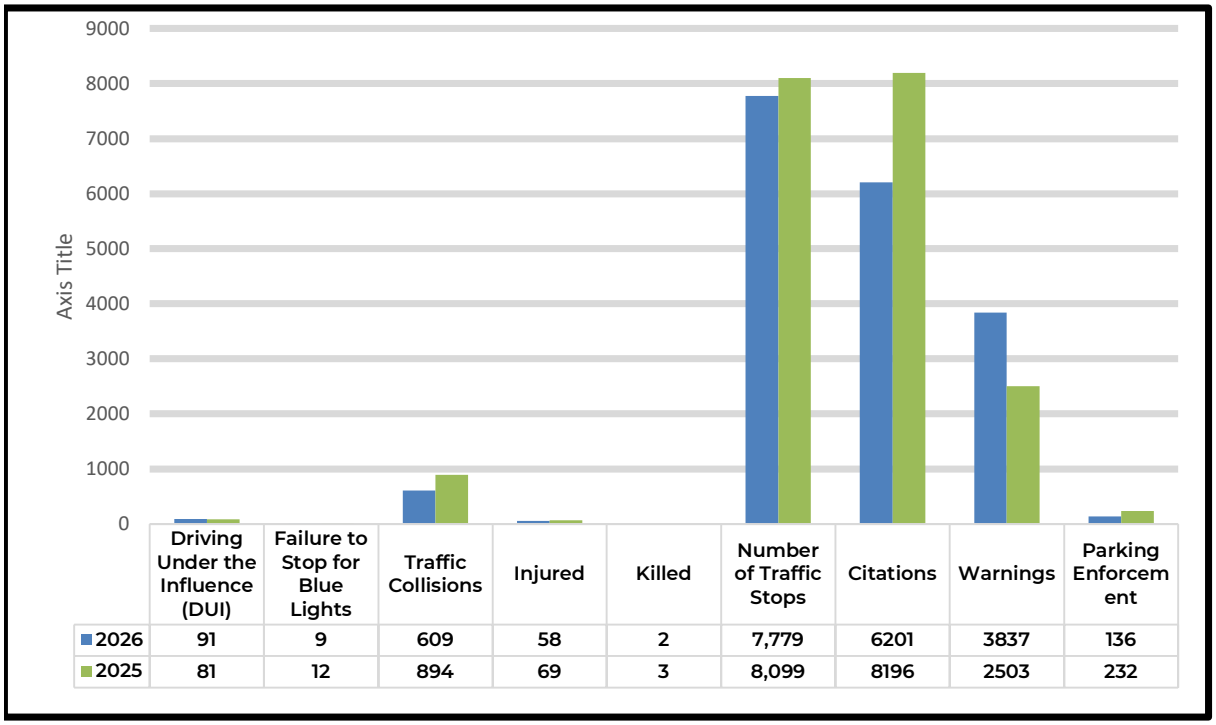
Traffic Activities

Traffic Offenses	Month	YTD	2025	Change %
Driving Under the Influence (DUI)	13	91	81	12%
Failure to Stop for Blue Lights	1	9	12	-25%

Traffic Collisions	Month	YTD	2025	Change %
Traffic Collisions	57	609	894	-32%
Injured	5	58	69	-16%
Killed	0	2	3	-33%

Traffic Enforcement	Month	YTD	2025	Change %
Number of Traffic Stops	1,246	7,779	8,099	-4%
Citations	1255	6201	8196	-24%
Warnings	460	3837	2503	53%
Parking Enforcement	14	136	232	-41%

Traffic Activities, This Year versus Last Year



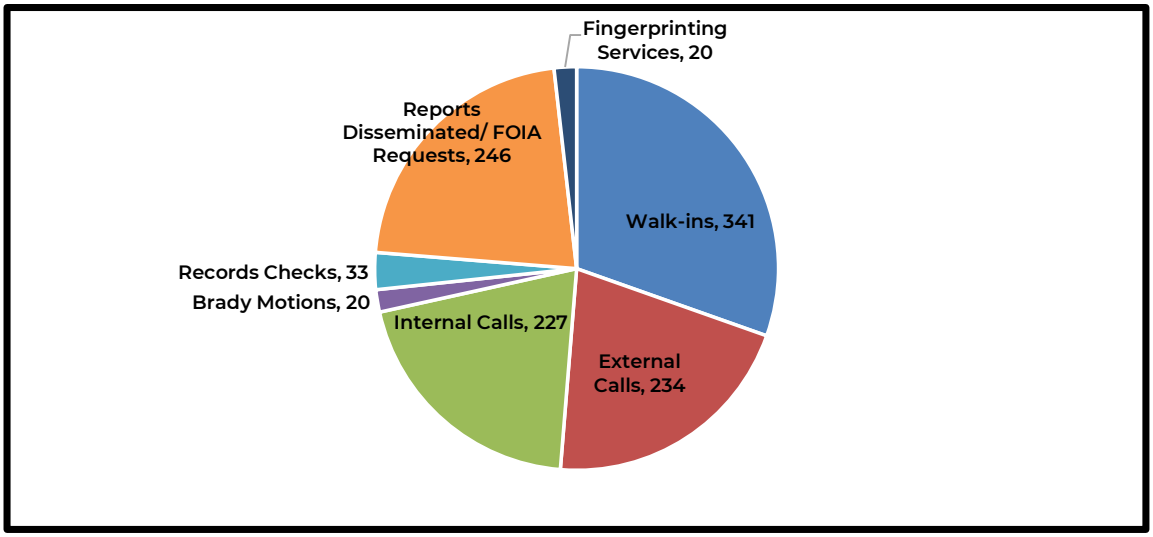
	Driving Under the Influence (DUI)	Failure to Stop for Blue Lights	Traffic Collisions	Injured	Killed	Number of Traffic Stops	Citations	Warnings	Parking Enforcement
2026	91	9	609	58	2	7,779	6201	3837	136
2025	81	12	894	69	3	8,099	8196	2503	232

Other Services

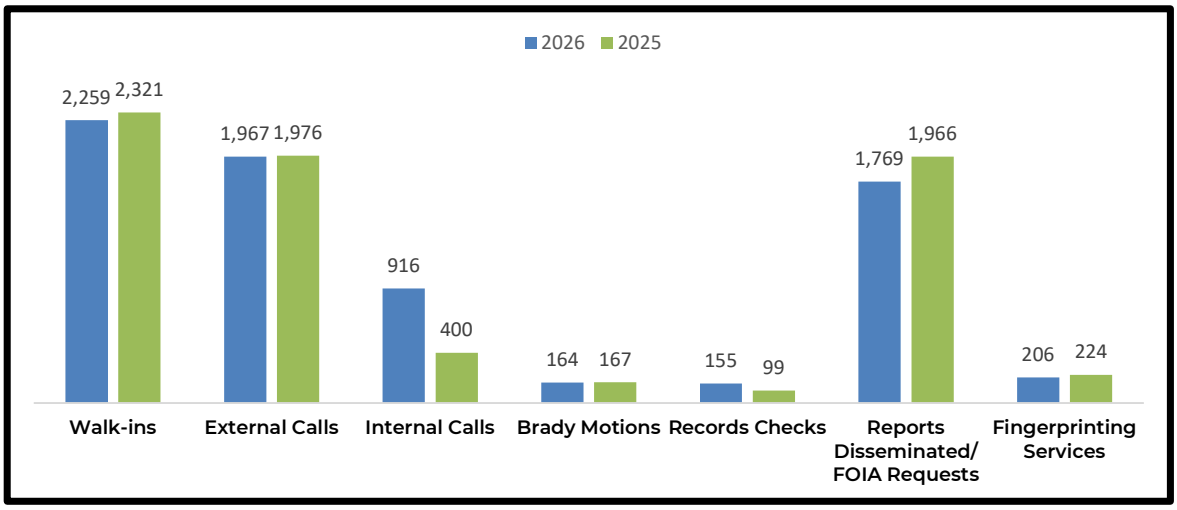
Animal Services	Month	YTD	2025	Change %
Total Calls for Service	152	721	770	-6%
Total Animals Handled	21	153	176	-13%

Victim Services	Month	YTD	2025	Change %
Crime Victims / Witnesses Served	133	834	508	64%

Records Services, Current Month

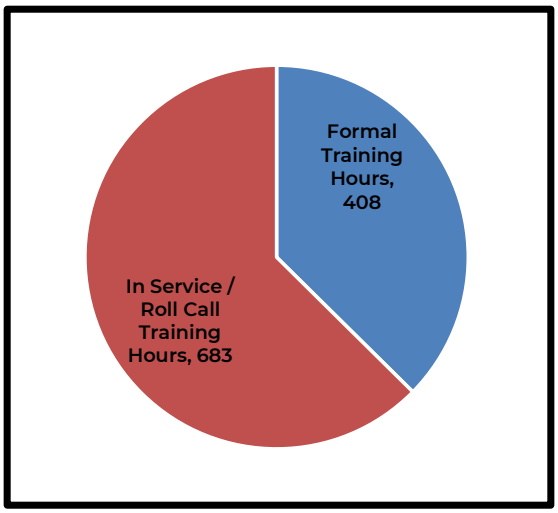


Records Services, This Year versus Last Year

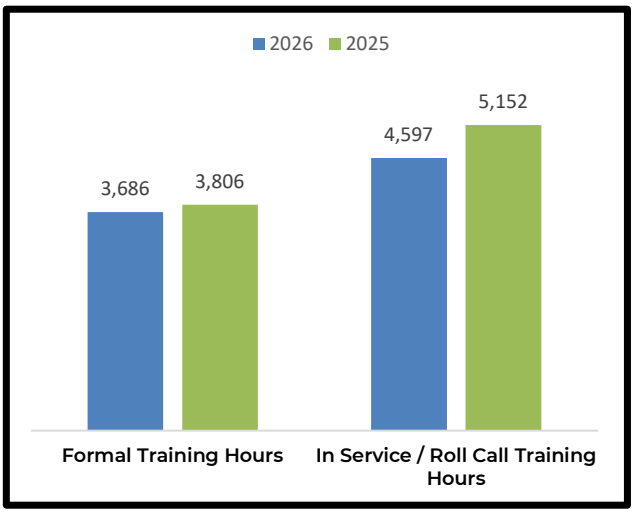


Training Activities

Current Month

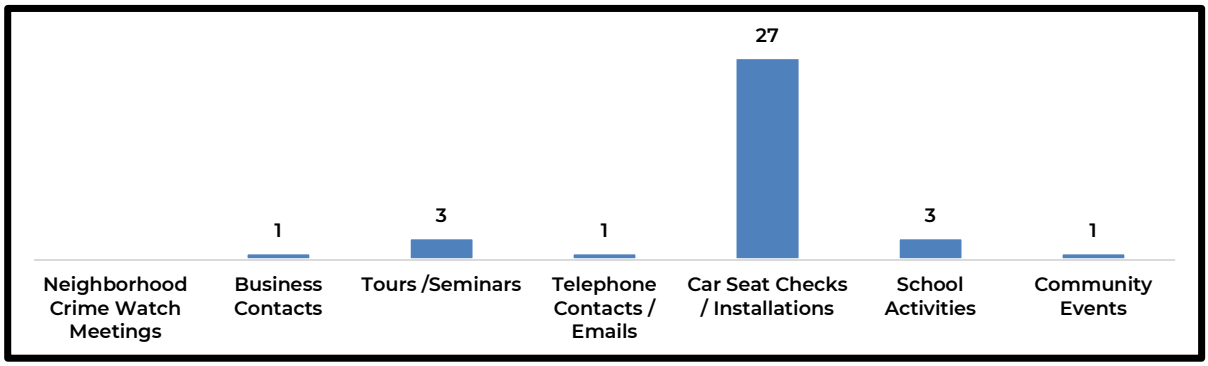


This Year versus Last Year

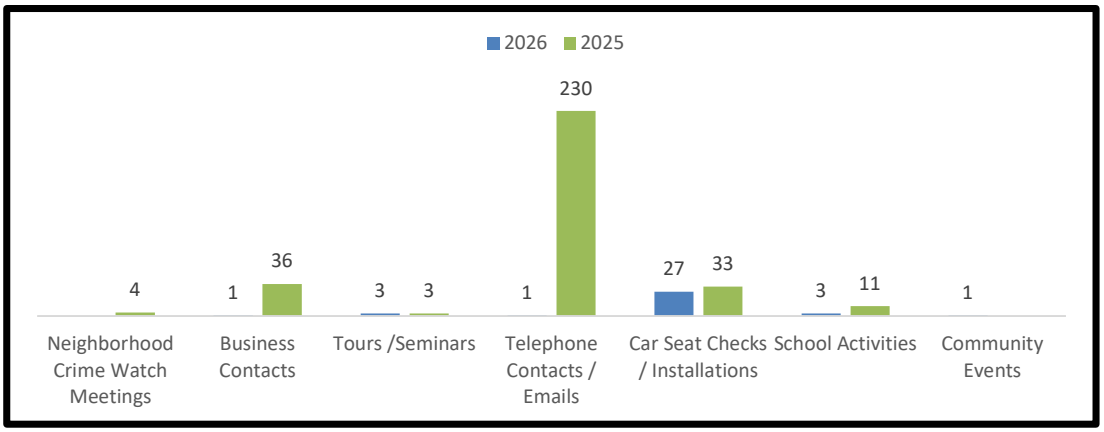


Total Monthly Training Hours: 1091

Crime Prevention Services, Current Month

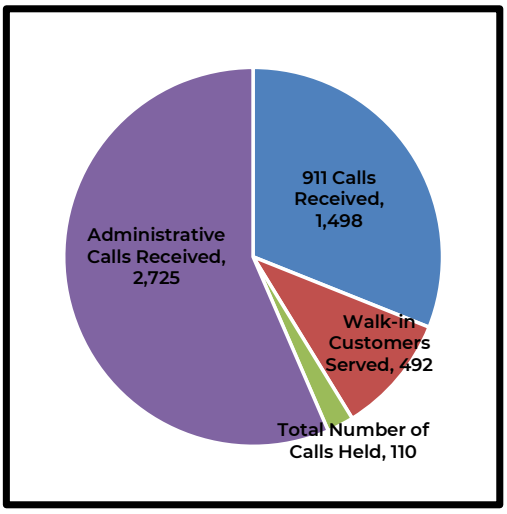


Crime Prevention Services, This Year versus Last Year

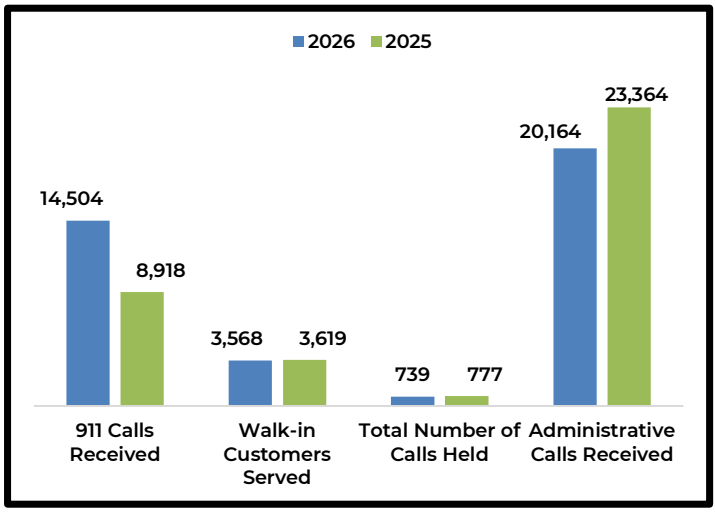


Communications

Current Month



This Year versus Last Year



School Resource Officers

	Month	YTD	2025	Change %
Incident Reports	0	242	202	20%
Arrests	0	124	120	3%

Internal Affairs

	Month	YTD	2025	Change %
Use of Force Incidents	1	19	7	171%
Vehicle Pursuits	2	23	12	92%
IA Cases Initiated	2	14	4	250%
SI Cases Initiated	1	10	5	100%
Applications Reviewed	28	101	84	20%

Golf Department
Monthly Report July 2026

MEMBERSHIP TOTALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
GOLF Members	195	195	192	187	193	193	196						N/A
ROUNDS 2025	2,252	3,755	5,539	6,455	6,010	5,042	5,489	5,377	5,371	4,545	4,579	3,365	57,779
ROUNDS 2026	3,371	3,377	5,693	6,571	6,655	4,964	5,792						36,423
GOLF REVENUE	168,137	152,595	201,896	278,356	286,564	196,607	299,468						1,583,622.54

Crowfield Golf Club
News and Events

Golf Recap: Crowfield hosted almost 5800 rounds of Golf in July and all planned events went as planned.

Upcoming Events: Crowfield will be hosting the final Swing & Swim Camp the week of the 3rd, the US Kids local tour championship on the 9th, the one day member guest on the 15th, the Veterans Clinics the 21st and 28th, the CMGA one day the 29th and the Stratford green tee fundraiser the 30th. Momo Crowfield has taken over F&B operations and is providing food service 6 days a week and bar service 7 days a week.

Golf Course Condition: The golf course is in good condition, normal rain patterns are starting again which helps with the long area drought. Todd and his maintenance team are busy with Summer mowing and weedeating.

Crowfield Golf Club is open to the general public, regardless of where you live, for membership or daily play. For more information please go to: http://www.crowfieldgolf.com or you may call 843-764-4618.

Crowfield Metric Chart

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
2022	$ 2,398,353	$ 2,079,558	54,054	$ 38.47	$ 44.37
2023	$ 2,575,383	$ 2,464,652	60,068	$ 41.03	$ 42.87
2024	$ 2,524,635	$ 2,280,868	64,294	$ 35.48	$ 39.27
2025	$ 2,611,789	$ 2,218,346	57,779	$ 38.39	$ 45.20
2026	$ 1,583,623	$ 1,551,251	36,423	$ 42.59	$ 43.48

E.P.G. = Expense per golfer
R.P.G. = Revenue per golfer

2026

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
January	$ 168,136.71	$ 234,250	3,371	$ 69.49	$ 49.88
February	$ 152,595.22	$ 195,154	3,377	$ 57.79	$ 45.19
March	$ 201,895.53	$ 312,141	5,693	$ 54.83	$ 35.46
April	$ 278,355.65	$ 257,818	6,571	$ 39.24	$ 42.36
May	$ 286,563.93	$ 168,905	6,655	$ 25.38	$ 43.06
June	$ 196,607.48	$ 269,408	4,964	$ 54.27	$ 39.61
July	$ 299,468.02	$ 113,575	5,792	$ 19.61	$ 51.70
August				#DIV/0!	#DIV/0!
September				#DIV/0!	#DIV/0!
October				#DIV/0!	#DIV/0!
November				#DIV/0!	#DIV/0!
December				#DIV/0!	#DIV/0!
Total	**$ 1,583,622.54**	**$ 1,551,251**	**36,423**		

*** 2026 is un-audited**

JULY 2026 RECREATION DEPARTMENT REPORT



REPORT HIGHLIGHTS

FABULOUS FOURTH OF JULY

FALL SPORTS REGISTRATION

CHRISTMAS IN JULY

MASC ACHIEVEMENT AWARD IN PUBLIC SERVICE

VOLUNTEER OUTREACH AT THE FOOD FOREST

SIP & SUNSET YOGA AT THE DANING AMPHITHEATER

CREEK COLLECTIVE EXHIBIT: THROUGH HER EYES





The SC Municipal Association's 2026 Achievement Award in Public Service was presented to the City of Goose Creek at MASC's recent annual conference in Greenville. It is the fourth year in a row that Goose Creek has been the recipient of an Achievement Award. Goose Creek Recreation's emphasis on its Therapeutic Division has seen the division nearly quadruple its programming in the past 24 months, allowing all ages and abilities to be welcomed and celebrated.

ATHLETICS

ANGELA HIOTT - ATHLETICS DIRECTOR

Open Play Volleyball

Friday evenings 4:30 - 6:00 GYM 1
Sunday afternoons 12:00 - 3:00 GYM 1

Pickleball

HOURS

SUMMER Hours
GYM 2: Monday, Wednesday, Friday 9 am - 12 pm
Fee: $2 Residents/$5 Non-Residents
Free for Fitness Members

Summer Basketball

- 429 Participants Registered 2026
- 368 Participants (2025)
- Season ends on August 1st

NEW: Adult Co-Ed Basketball

- 4 Teams (30 individuals, 1 team registration)
- Season ends on August 7th

Football

- 100 Participants Registered 2026
- 106 Participants (2025)

Flag, ages 6-08	4 Teams
10U, ages 9-10	1 Team
12U, ages 11-12	1 Team

- Tackle practice starts the week of July 27th; Flag practice starts the week of August 3rd
- Tackle teams will participate in the Berkeley Youth Football Conference
- 2 league sponsors, 6 team sponsors & 3 sign sponsors
- DSG Shop Event, August 7-10
- Opening Day Celebration: Friday, September 11th 4:30-7:30pm Daning Amphitheater
- Games will begin September 12th

Summer Soccer Shots Camp

- July 6-9, 9am-12, Carolyn Lewis Fields
  - 7 participants
- July 13-16, 9am-12, Foster Creek Park
  - 8 participants
- July 27-30, 9am-12, Foster Creek Park
  - 10 participants registered so far
- Instructor: Soccer Shots of Charleston

Lacrosse 2-day Clinic

- FREE
- August 12-13, 5:30-7pm, Carolyn Lewis Fields
  - 16 participants registered so far
- Partnering with SCYL

Fall Baseball

- 388 Participants Registered 2026
- 364 Participants (2025)
- Player Evaluation for ages 9-15 was held on Tuesday, July 21st at Felkel Field

Fall Soccer

- 607 Participants Registered 2026
- 543 Participants (2025)
- Player Evaluation for ages 8-12 was held on Saturday, July 18th at Foster Creek Park
- Player Evaluation for ages 8-15 was held on Monday, July 20th at Carolyn Lewis Fields

Volleyball

- 99 Participants Registered 2026
- 117 Participants (2025)
- Player Evaluation for ages 10-14 will be held on Thursday, July 30th

Summer Basketball Camps

- July 13-17, 3:30-5:30pm, Gym 1
  - 35 participants
- Instructor: Lynda Wright



Summer Basketball Camp with Coach Lynda Wright



Summer Adult Co-Ed Basketball



AQUATICS - CITY POOL

ALLISON CLAYTON - AQUATICS COORDINATOR - ATHLETICS

Pool Operations

- The pool opened to the public May 23rd!
  - Open May 23rd-September 7th
  - Pool Hours:
    - Monday-Sunday 11am-7pm
- An updated schedule is in progress for August and September.

Swim Lessons

- Lowcountry Swim School
- Swim Lessons offered:
  - 10am-4pm Tuesday-Saturday
  - Mondays: makeup/rain days
- (843) 981-2885
- info@lowcountryswimschool.com

Pool Party! Parties booked:

- July 25: 8a-12p (Gymnastics)
- July 25: 7-10pm
- August 1: 7-10pm
- August 8: 7-10pm
- September 12: 2pm-5pm
- Due to low staff numbers after July 31, August 8 with be our last party rental of the season (with the exception of September 12).

Community Camps

- The City of Goose Creek pool has welcomed Kidz Kingdom Learning Academy as well as Four Rivers Adventure Camp with Mt. Moriah Missionary Baptist Church during the month of June. Both camps will visit on a regular basis next summer. We look forward to having them back!

Goose Creek Police Department Future Heroes Camp

- July 7th 1:00 pm - 3:00 p.m.
- We welcomed 38 campers from the Future Heroes Camp for a splashing good time on July 7! Although they had a slight delay with our pesky weather, they all had a great time!

Swing (Golf) & Swim Camp

- Swing (Golf) & Swim Camps:
  - July 20-24, 9am-12pm; Successful!
  - They are enjoying their time in the water this week.
  - August 3-7, 9am-12pm; 9 participants










Summer Fun with Swing & Swim Camp

PROGRAMS
KELLY STANFORD - PROGRAM MANAGER

Classes and Programs offered

Program/Class	Class/Week	Participation
Heiwado Karate	4	18
Martial Arts	6	31
Tennis	8	85
Piano Privates	5	5
Cooking Class	1/month	25 (6 WL)
Total	**23/week & 1 monthly**	**164**

Half Pints Preschool Program 2026-2027

Class	Registered	Waitlist
Age 3	8	--
Age 4	22	4

Senior Adult Programs

Program	Participation
Senior Cards: Monday & Wednesday	15-20 players/session
Senior Painting: 1st & 3rd Thursday	6
Senior Ceramics: 2nd & 4th Thursday	6
Senior Bingo: 3rd Tuesday - every month	40

Monthly Community Group Meetings

Goose Creek Recreation Commission	1st Monday: Activity Center Goose Café
NAACP Goose Creek Branch	4th Monday: Half Pints Room 1
Wassamassaw Tribe Board	2nd Saturday of the month: Aerobics Room
Girl Scout Troop	Every Thursday: Half Pints Room 2
Nurses Honor Guard of SC	March, June, Sept. & December: MP2
Wassamassaw Dance Circle	2nd Saturday of the month: Multipurpose Room 2

Program Update: **This month, we hosted 15 summer camps and continued to expand recreational opportunities throughout the community. On July 11, we held a Food Forest Volunteer Outreach, where 12 volunteers helped with weed pulling and maintenance of the Food Forest. Coach James also resumed the six-week Youth Tennis program, and our cooking series remained popular with a Family Pasta Class. Additionally, we were awarded a USTA Tennis Grant to help fund the resurfacing of two tennis courts.**

Summer Camp

Camp	Participation
HappyFeet Soccer Camp	9
Treasure Island AM	22 (5 WL)
Treasure Island PM	20
Tennis & Swim	20 (7 WL)
Craft Camp	14
Messy Masterpieces Art Camp	15 (1 WL)
Shining Stars Theater Camp	10
Little Creekers - Full Day	22
Cheernastics Camp	11
Messy Masterpieces Art Camp	15 (6 WL)
Camp Millionaire 101	15
Little Creekers ½ Day Game On	22 (1 WL)
Crochet Camp	15 (4 WL)
Messy Masterpieces Art Camp	15 (8 WL)
Shining Stars Theater Camp	10
Total	**235 (32 WL)**



Little Creekers Full Day Safari Camp



Food Forest Volunteer Outreach



Youth Tennis

FITNESS
SYLVIA REID - FITNESS MANAGER

Program/Class	Class/Week	Participation
Aerobics Monthly	22	27
Aerobics Daily	--	65
Easy Does It (Senior) Monthly	17	26
Senior Line Dance - Wednesday	1	54/4 classes/month
Line Dance - Friday	1	39/3 classes/month
Chair One (Tuesday)	1	37/4 classes/month
MixxedFit (Wednesday)	1	54/4 classes/month
Aqua Fit - Water Class	1	37/2 classes/month
XTREME Hip Hop Step	2	31/3 classes/month
Zumba with Queenie (70/30)	1	57/3 classes/month
YOGA	2	34/4 classes/month
Cheer	--	81 participants
Climbing Wall ($2/hour daily)	OPEN	98 climbers 16 dailies
Climbing Wall Certifications	--	6 YTD
Childcare Monday - Thursday	4	9 monthly 54 dailies

Personal Training

- **Tracy Barthold**
  - 90 minute session $99, 1 participant
- **Cinzia Zahner**
  - 90 minute session $99, 2 participants
  - 1 hour session $45, 12 participants
- **Casondra Leblanc**
  - 90 minute session $99, 4 participants
- **Jeanette Jordan-Gibson:** Nutritionist
  - 1 hour session $50, --

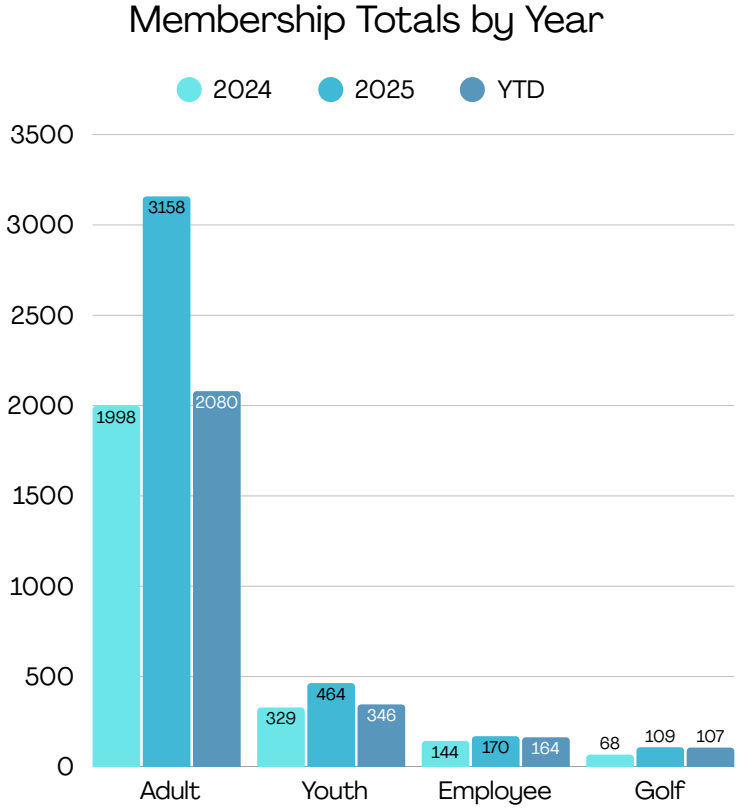
*Participation numbers are monthly



MixxedFit with Twanisha



Chair Zumba with Josie



Membership Totals By Month				
Month	**Adult**	**Youth**	**Emp.**	**Golf**
2024 Total	**1998**	**329**	**144**	**68**
Nov 2025	311	39	12	14
Dec 2025	274	32	12	17
2025 Total	**3158**	**464**	**170**	**109**
Jan 2026	264	54	21	18
Feb 2026	326	48	32	13
Mar 2026	323	58	25	16
Apr 2026	292	48	15	19
May 2026	299	31	18	17
June 2026	249	44	21	15
July 2026	327	63	27	19
YTD Totals	**2080**	**346**	**164**	**10**

COMMUNITY PROGRAMS: RECREATION STATIONS

JENNA SKAU - RECREATION SPECIALIST | PROGRAMS

Activity/Program	# of Participants	Location
4th of July Wands	23	Ryan Creek Park
Watermelon Wonders	3	Fairfax Park
Ice Cube Painting	TBD	Etling Park
Under the Sea Adventure	TBD	Forest Lawn Park
Rainbow Bubble Art	TBD	Food Forest
Craft Chaos	TBD	John McCants Park
Craft Remix	TBD	City Pool
Friednship Bracelets	TBD	City Pool
Forest Lawn Summer Spalsh	35	Forest Lawn







THERAPEUTIC RECREATION

GENEVIEVE SPADA - THERAPEUTIC RECREATION SPECIALIST

Classes and Programs offered		
Program/Class	**Participation**	**Volunteers**
Bowling (Evening)	25	--
TR Line Dancing	14	--
TR Rec Camp: Adults	15	8
TR Rec Camp: Youth	13	6
TR Painting Party	8	3
Therapeutic Thursday	10	--







In July, we started our brand-new TR Line Dancing program. During this 4-week program, participants have learned new line dances each week to perform on the final day for their friends and family. We are also finishing up our final weeks of summer camp for the year! We have had much fun creating and spending time together this summer.

CENTRAL CREEK PARK

REBECCA ALCORN - RECREATION COORDINATOR| CENTRAL CREEK PARK

Central Creek Park Recreation Stations	
Station	**# of Participants**
Firecracker Fashion	22
Firework Flowers	13
Lava Lamp Lab	TBD

Community Program	
Event Name	**# of Participants**
Central Creek Teen Takeover	TBD

Central Creek Farmers Market	
Dates	**# of Vendors**
July 1st	24
July 15th	34

Summer Skateboard Camp	
Date	**# of Participants**
July 6th - July 10th	8

July 15th Christmas in July Farmers Market: Christmas came early to Central Creek Park this year. Farmers Market vendors were invited to wear festive attire, decorate their booths with holiday decorations, and offer seasonal items. Santa and The Grinch made appearances for photo opportunities with guests. Holiday music played throughout the event, complemented by artificial snow to create a festive atmosphere for children.

Summer Skateboard Camp: Central Creek Park hosted the city's first skateboarding camp this July. Designed for beginners with little to no prior experience, the camp emphasized fundamental skills, safety protocols, and perseverance. Participants were observed practicing riding around the park's walking trails and utilizing the new mobile skate park ramps.

Central Creek Teen Takeover: The teens are taking over Central Creek Park in a big way! Teens and their families will get the chance to enjoy a fun night out at the park. Guest are welcome to get free henna tattoos, jump into a foam party, sing some karaoke, and make their very own custom trucker hat. Food trucks and more are available to park guest until 9:00 p.m.







GYMNASTICS

BRITTANY LAROCHE - GYMNASTICS MANAGER

Class	2025 Participation	2026 Participation	2026 Waitlist
Mommy & Me	20	29	5
Preschool (3-4)	112	104	40
Beginner Boys & Girls (5-6)	87	83	33
Beginner Girls 6+	133	122	77
Intermediate Girls 6+	37	50	23
Advanced Girls 6+	4	7	--
Boys	8	8	14
Tumbling	14	15	--
Hot Shots (Pre-Team)	19	12	--
Team	72	94	Ongoing
Class Totals	506	524	192

Activity	Schedule/Info	2025 Participation	2026 Participation
Parent's Night Out	2nd Friday of the month	28	31
Monday Playnastics	10 a.m. - 12 p.m. Age 1 - 4	227	163
Wednesday Playnastics	10 a.m. - 12 p.m. Ages 5+	164	54
Open Gym	1st Saturday of the month	N/A Holiday	N/A Holiday
Birthday Parties	Saturday & Sunday	7	6
Private Lessons	Varies	N/A	28
Gymnastics Camp	Wednesday - Friday	12 (8 WL)	17 (1 WL)
Cheer Tumble Camp	Wednesday - Friday	N/A	6
Tumbling Clinic	Saturday	5	11



The Girl's Gymnastics Team Camp included festive themes each day with a dance showcase at the end of camp. Judges and coaches from SC attended to assist with training.





The Boy's Gymnastics Team participated in FlipFest camp whe they got practice with Olympic Gold Medalist Brody Malone.

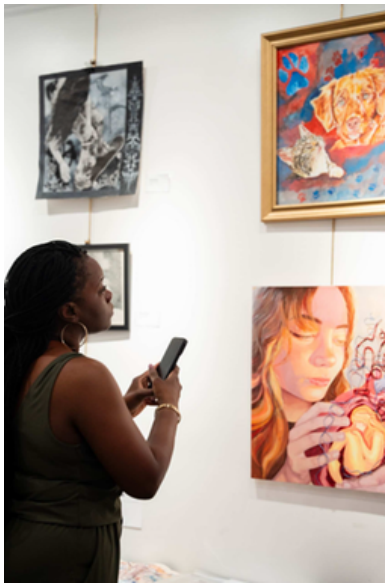
ARTS & ENTERTAINMENT

HANNAH MILLER - ARTS & ENTERTAINMENT MANAGER

The Creek Collective	
Program	**# of Participants**
Food & Wine Pairing	Cx'd due to low registration
Porch Goose Painting Class	4
Artist Showcase	Approx. 50+
Silent Auction	Upcoming

The Creek Collective: The Creek Collective continues to host unique programs and events. The new artist showcase features 3 recent graduates from Charleston School of the Arts. The opening reception was a success! The upcoming Silent Auction is a community member who plans to donate proceeds to Shop with a Badge. There were 5 rentals in July.





The Joseph S. Daning Amphitheater: Sip & Sunset Yoga has been well received by the community. This program takes place each Friday in July and has grown in participation each week. We plan to continue this in the fall due to the high interest! July also hosted a Pokémon Go Event – with food trucks, vendors, and community connection! At the end of the month, The Daning stage will host The Therapeutic Recreation Line Dance showcase.









Graffiti Park: The Graffiti Park continues to be an active place. We host 3-monthly food trucks as well as monthly community mural nights & artist meet and greets. This month's meet and greet doubles as a community block party with several featured artists! We are thankful to partner with local graffiti artists to help support these events and others. Tina and Nate frequently host homeschool days, paint holiday murals, and more!





RENTALS
AIMEE LIEBERT - ADMINISTRATIVE RECREATION SPECIALIST

JULY Rentals

Location	Rentals/Parties total
John McCants Veteran's Park	2
Central Creek Park: Berkeley Pavilion	6
Central Creek Park: Boeing Pavilion	4
Central Creek Park: Eubanks Pavilion	2
Community Center: Multipurpose Room 2	1
Community Center: Basketball Gym Parties	--
Creek Collective	5
Daning Amphitheater	--
Total	**20**

MARKETING
LYZA BOWERS - PROGRAM DIRECTOR

Facebook Events / Marketing: Some of the items Created / Advertised / Discussions Monitored & Posted. Also shared this month were monthly offerings for the community, routine programs, Farmers Markets and event recaps. Several Facebook Events were shared to promote marketing material for activities throughout the year. We also highlighted National Parks & Rec Month over the course of July. The highest reaching post was for Teen Takeover which reached 34.5k individuals.







Social Media Insight Data indicates growth of our reach as of July 2026:

16K followers | 4K followers >

Fabulous Fourth of July

The City of Goose Creek hosted another successful Fabulous 4th in the Creek celebration on July 4th. The event brought the community together for an evening of live entertainment, family-friendly activities, food vendors, and a spectacular fireworks display in celebration of our nation's Independence Day.

Guests enjoyed live music by Greg Keys & Company, entertainment from DJ Vern, interactive activities for all ages, face painting, balloon artists, bubble entertainment, stilt walkers, and a photo booth. A special highlight of the evening was a reading of the Declaration of Independence by Jeff Neale, adding a meaningful patriotic element to the celebration before the fireworks.

This event would not have been possible without the support of our sponsors, vendors, entertainers, volunteers, and City departments. We appreciate the continued partnership of our sponsors and the collaboration between Recreation, Public Works, Police, Fire, Communications, and other City staff who helped make the event safe and successful.



















PARKS AND FACILITY MAINTENANCE

CHRIS BAKO - PARKS DIRECTOR

Accomplishments

- Participated in 4th of July 250th celebration.
- Installation of new scoreboards sponsored by Berkeley County Council started at Felkel Field.
- Installed goose bike racks at Uptown Carnes.
- Installed Adopt-a-Goose plaques throughout the city.
- Replaced all restroom flush valves at Crowfield Pool.
- Started weekly weed maintenance assistance at Food Forest.
- Oversaw installation of additional irrigation by R&F Irrigation at Food Forest.
- Planted 2 new Chestnut trees at McCants Veterans Park.
- Took delivery, and installed final piece wood carved art (Goose in Flight) at McCants/Food Forest.
- Repaired irrigation line at Felkel Field.
- Took delivery of new bleachers for Dogwood Park Football Field.
- Supreme Clean pressure washed the Recreation Complex and washed windows.
- Supreme Clean cleaned the pickleball courts at Central Creek Park.
- Supreme Clean did a full exterior cleaning of Creek Collective.
- Tideland Landscaping refreshed all flowerbeds at Creek Collective.
- Atkinson Pools conducted repairs at the Goose Creek City Pool.
- Supreme Clean completed pressure washing of all neighborhood playgrounds.
- Worked with BCSD to replace a stepdown transformer at the Carolyn Lewis concession stand.
- Tideland removed two palm trees from John McCants Veterans Park and replaced them with pecan trees.
- Perez Welding repaired the main gate to Debra's Playground at Central Creek Park.
- Lowcountry Electric removed an electrical short in the recreation complex breezeway. Further repairs are scheduled for the week of July 27th.







Upcoming/Ongoing Projects

- Restroom renovations at Felkel Field continue and are on track to be completed on time.
- Madco Construction is conducting renovations of Felkel Field Restrooms. Completion is scheduled for August.
- Supreme Clean has been hired to pressure wash all buildings, equipment, sport surfaces, and sidewalks at Central Creek Park. They are scheduled to begin cleaning the pickleball courts in July.
- New scoreboards to be installed at Felkel Field
- Supreme Clean has been hired to pressure wash all Goose Creek Recreation playgrounds. They are scheduled to begin in July.
- Working with Tideland Landscaping for the grading of the Foster Creek Park parking lot.
- Upgrading picnic tables at Central Creek Park. Quotes have been submitted.
- Rain-Drop is continuing to work on getting our splash pad features repainted under warranty. A rep conducted a site visit Tues. 4/14 and collected paint samples. The Aqua Shark and Big Kahuna Wave will be replaced. Diagnostics and repairs to the control system are underway.
- Resurfacing of two tennis courts has been approved. We are waiting on our contractor to provide the necessary documentation before scheduling.
- Tiny Town Studios is scheduled to begin work on the center structures at Central Creek. There were further delays due to equipment malfunctions.
- Removal of stained concrete at the Fitness Center. We have had one interested contractor so far.
- Tile repairs at the Fitness Center. Working with Bonitz on flooring inspection and material selection.
- Dogwood Park Revitalization. Wetland delineation has been completed. Working on surveying, site plans, and permitting. Quoting out materials, accessories, playground structures, and construction/renovation.
- A scope of work for restroom renovations and press box construction has been submitted for review, and the IFB will be posted upon approval.
- Proposals have been submitted for playground equipment.
- One proposal for site plans and surveying has been received.
- Carolina Parks and Play is working on several items at Central Creek Park.
- Surface America will be conducting repairs on PIP surfacing.
- Carolina Parks and Play will be conducting repairs on two zip lines and the We-Go swing.
- Carolina Parks and Play will be replacing the spring rocker.





RECREATION ENTERPRISE FUND 2026 BUDGETED REVENUES AND EXPENDITURES As of July 24, 2026						
	2025 Budget	2025 Year to Date	2025 %	2026 Budget	2026 Year to Date	2026 %
General Property Taxes	3,426,354.36	1,688,435.29	49.28	3,720,614.00	1,595,170.26	42.87
Pool Revenue	20,300.00	24,131.00	118.87	27,000.00	22,318.00	82.66
Tennis Revenue (*included in CE&P)	*10,000	*19,505.00	*195.05	*25,000.00	*24,410.00	*97.64
Goose Creek Community Center	184,800.00	119,563.75	64.70	185,800.00	109,827.53	59.11
Baseball/Softball Programs	57,000.00	61,307.50	107.56	65,500.00	59,733.38	91.20
Basketball Programs	51,500.00	24,989.25	48.52	48,000.00	30,423.24	63.38
Cheerleading Programs	10,250.00	8,896.25	86.79	9,000.00	9,335.00	103.72
Football Programs	8,500.00	6,987.50	82.21	7,700.00	8,193.12	106.40
Soccer Programs	59,250.00	90,130.50	152.12	88,000.00	98,243.75	111.64
Volleyball Programs	7,000.00	12,137.00	173.39	12,000.00	10,429.25	86.91
Miscellaneous Sports Programs	11,400.00	12,538.00	109.98	12,500.00	10,735.16	85.88
Concessions	11,600.00	6,002.26	51.74	11,600.00	5,678.94	48.96
Community Education & Programs	877,000.00	592,191.18	67.52	965,000.00	706,726.25	73.24
Misc. Special Events	66,000.00	43,532.99	65.96	73,000.00	67,680.00	92.71
State Government Shared Revenue	31,345.00	22,948.22	73.21	31,345.00	2,813.32	8.98
Government Grants	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	62,735.00	65,947.25	105.12	101,747.00	60,472.07	59.43
Other Charges for Services	76,500.00	37,422.50	48.92	93,500.00	49,971.42	53.45
Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Revenues	212,000.00	112,333.34	52.99	125,333.00	96,451.04	76.96
Total Budgeted Revenues	**$5,173,534.36**	**$2,929,493.78**	**56.62%**	**$5,577,639.00**	**$2,944,201.73**	**52.79%**
Administration	873,949.00	553,104.87	63.29	898,810.36	691,791.55	76.97
Maintenance	1,617,206.00	822,407.69	50.85	1,738,168.55	848,932.81	48.84
Sports Programs	726,901.00	354,530.02	48.77	779,706.37	440,224.23	56.46
Community Center	401,764.00	245,188.20	61.03	443,155.78	140,200.05	31.64
Concession	7,500.00	3,001.24	40.02	13,657.58	2,713.11	19.87
Pool	162,989.00	93,332.43	57.26	165,397.82	79,307.56	47.95
Community Education & Programs	1,326,410.00	795,335.98	59.96	1,383,382.57	704,030.47	50.89
Special Events	0.00	446.00(-446.00)	0.00	0.00	459.00 (-459.00)	0.00
Departmental	0.00	0.00	0.00	0.00	0.00	0.00
Tennis	17,362.00	8,164.56	47.03	37,362.00	1,811.26	4.85
Total Budgeted Expenditures	**$5,134,081.00**	**$2,875,510.99**	**56.01%**	**$5,459,641.03**	**$2,909,470.04**	**53.29%**
Revenues-Expenditures	**$53,982.79**			**$34,731.69**		

DRAFT - Consideration for the approval of the minutes will take place at the next regularly scheduled Recreation Commission Meeting

Goose Creek Recreation Commission Meeting

July 6, 2026, 6:00 PM

Present:

- Commission: Chairman Jerry Glass, Lynn Greer, Ryan Agostinelli, Steve Kiser, Harris Houston
- Staff: Recreation Office Manager Arielle Mann, Athletic Director Angela Hiott
- Public: Shelly Allen
- Elected Official: Gayla McSwain

Call to Order:

- The meeting was called to order at 6:00 p.m. by Chairman Jerry Glass.

General Public comments:

- Positive feedback was shared regarding Goose Creek Police and Recreation staff for their handling of July 4th traffic and event services.
- Minor suggestions for improvement were mentioned regarding shuttle service, but overall the community was grateful.
  - Suggestions included more organized staffing at the shuttle lines to assist with loading buses and line management.

Old Business:

- Each Commission Member was assigned an aera of recreation.
- Commissioner Lynn Greer recently visited The Creek Collective.
  - The space showed strong foot traffic, but many residents lacked awareness of eligibility/requirements.
- Commissioner Agostinelli recently visited the City Pool for a Swim Meet and mentioned it was packed.
  - The pool had high attendance during summer league swim meets. Observations included:
    - Heavy use of grassy areas for seating.
    - Lifeguards typically operate with two stands and are really helpful answering questions.
  - Pickleball Courts remain extremely popular, drawing players from West Ashley, Mount Pleasant, Summerville, and beyond.
    - Requests for posted rules and a system for reporting maintenance issues (QR Code, email, or phone number to call for reporting issues.)
    - Discussion of expanding pickleball courts into unused tennis courts across neighborhood parks.
- Commissioner Houston and Commissioner Kiser visited parks in the area and mentioned we could use more pickleball courts.
  - There are very few places for pickleball and several tennis courts.
  - Chairman Glass asked if any of the courts that aren't being used frequently would be big enough to put the Mobile Skate Park where we could look into staging the Mobile Skate Park in different areas of the community.
- Commissioner Agostinelli mentioned that people are coming from West Ashley, Mount Pleasant, Summerville, all other parts of Charleston to play pickleball at Central Creek Park.
- The portable skate park has been well received, with skate nights drawing roughly 300 attendees.
  - Discussion covered:
  - Placement challenges and anchoring requirements.
  - Using school parking lots as possible monthly skate locations.
  - Setup time (generally a few hours, aligned with pickleball court closure before events).
  - Growing interest in skate camps and clinics.
  - Cost for the portable skate park (including trailer): $20,467.

New Business:

- N/A

Approval of Previous Minutes:

- Discussion:
  - Dogwood Park and Foster Creek Park Lease Agreements were provided as requested.

- Accessory building approvals and property development require zoning reviews, which extend timelines.
- There is an ongoing effort to fill remaining district commissioner seats.
  - Followup needed with Councilman Obie regarding candidate Shelly Allen, whose earlier attendance misunderstanding has been clarified.
- Chairman Glass requested a motion to approve the minutes of the June 1, 2026, meeting.
  - Motion was granted by Commissioner Lynn Greer
  - Motion was seconded by Commissioner Ryan Agostinelli
    - All in favor, motion carried.

Financial Reports:

- Discussion:
  - Revenues and expenses are on track at mid-year.
  - Tennis programs continue strong participation.
  - Sports registrations (especially soccer) expected to rise; capacity is manageable with two field locations.
  - Commissioner Agostinelli requested the possibility of a backboard at Central Creek Park for pickleball. This will be noted and provided to Central Creek Park/Maintenance Staff to assess ability.
- Chairman Glass requested a motion to approve the financial reports for June 2026
  - Motion was granted by Commissioner Steve Kiser
  - Motion was seconded by Commissioner Harris Houston
    - All in favor, motion carried.

Recreation Director's Report – Angela Hiott (notes provided by Crystal Reed):

- June Highlights:
  - The pool has been really successful this Summer.
    - There has been an initiative to increase public recognition that the pool is city-run, not a private club.
    - Chairman Glass asked about pool parties and reserving the pool for an event. We rent it out on the weekend Friday - Sunday from 7:00 p.m. – 10:00 p.m.
    - We just had movie night at the pool where there was close to 200 people in attendance.
  - Central Creek Farmers Markets occur first and third Wednesdays, including themed markets such as Christmas in July and occasional special Saturday events such as the Summer Evening Market.
    - Questions were raised about Saturday morning markets that have relocated due to construction. This market is not affiliated with City of Goose Creek.
  - All Star Season Softball went well, and the Baseball team won the Gary McJunkin Sportsmanship Award.
  - Summer camps including Art, Treasure Island, Theater, Athletics, Skateboarding, etc. are running at full capacity across all facility spaces.
    - This year was the first year we offered Skateboarding Beginner Camp at Central Creek Park. They had 8 participants register and attend.
  - Concert at the Danning Amphitheatre on June 20th was a success. It sold out at approximately 2,500 tickets.
    - Amphitheatre rental demand is increasing among nonprofits, corporations, and schools.
  - There is a growing interest in soccer and potential need for expanded resources.
  - It was recommended to add volunteer opportunity announcements on digital screens in our facilities and post event and program flyers at the library on their community information boards.

Public Comments:

- N/A

Adjournment:

- Chairman Glass requested a motion to adjourn the meeting at 6:58 p.m.
  - The motion was granted by Commissioner Lynn Greer
  - The motion was seconded by Commissioner Ryan Agostinelli
    - All in favor, motion carried.

The next meeting has been scheduled for Monday, August 3, 2026, at 6:00PM

Minutes approved for July 6, 2026, meeting.

DRAFT - Consideration for the approval of the minutes will take place at the next regularly scheduled Cultural Arts Commission Meeting

Cultural Arts Commission Meeting

Monday, July 13, 2026

12:00PM

Present:

- Commission: Chair Libby Roerig, Commissioners Jamie Bierdz, Kelly Conrad, Marsha Hassell, Nilsy Rapalo, and Shelby Jasewicz-Davidoski
- Elected Officials: NA
- Staff: City Art Director Barb Richardson and Arts & Entertainment Manager Hannah Miller
- Public: NA

Call to Order:

- The meeting was called to order at 12:03p.m. by Chairman Roerig.

General Public comments:

- NA

Approval of Previous Minutes:

- Chairman Roerig requested a motion to approve the minutes of the June 8, 2026, meeting.
  - Motion was granted by Commissioner Conrad
  - Motion was seconded by Commissioner Jasewicz-Davidoski
  - Discussion:
    - All in favor, motion carried. The minutes were approved.

Old Business:

New Business

- Red Bank Rd Banner Competition
- The Commission members were presented with the submissions for the Red Bank Rd Banner Competition. Selections were made and will be notified of next steps.
- Reflection of 2026 Initiatives and Involvement
- Success in Earth Day Planning
- Success of the Food Forest Grand Opening
- Upcoming Parade – The Commission would like to celebrate 10 years by showcasing tin. Commissioners and guild members will participate. The proposal included utilizing a truck and trailer, large inflatables, banners, t-shirts, and a live painter.
- Cultures in the Creek- The Commission proposed re-working the annual Cultures in the Creek event. Upcoming in 2026, the proposal is to move it to Central Creek Park from 3-6pm. The Commission believes that Central Creek Park brings natural community and more foot traffic.
- The Commission discussed the success of having Poet Laureate, Tina. Tina has brought great initiatives in 2026.
- The Commission discussed Youth Film and continuing to push that program in 2027. Since it was not initially successful in 2026, the Commission suggested a short film submission project to be completed this year to help engage the community and build interest. More updates on this will come at the next meeting.
- The Commission asked if Charleston Absent Friends are doing Shakespeare in the Park in 2026. There is an event scheduled for September 12.
- 2027 Planning
- New program suggestions:

a. The longest table – a cultural potluck where participants cook a dish related to their culture and background and eat together (not sharing food), discussed bringing recipes to swap

b. More baking classes – Sarah's dumps, ButterHalf Bakery, mocktails, Chef Antill,
c. More cultural performances throughout the year (potentially included at concerts or pairing with other events)
d. Continuing floral arrangements, adding more plant offerings
e. Wassamassaw Tribe workshops
f. Celebrating Public Service Week and Military Month
g. Programming for gratitude month (November).
h. Sweetgrass basket weaving
i. Mosaics, stained glass, embroidery, quilting, beaded spider art
j. Brunches/tea parties

- Earth Day- The Commission would like to see an Earth Day event in 2027 instead of multiple programs throughout the week. The Commission suggested pairing with Boulder Bites on Thursday, April 15, 2027.
- The Commission would like to see composting get started in Goose Creek
- Poetry Month- Pairing with Earth Day, The Commission would like to see a poetry contest and the winner be publicly displayed at The Food Forest for poetry month.
- The Commission suggested creating generic business cards for Commissioners.
- Chairman Roerig discussed connection with the Berkeley Quilt Guild and will share the contact. The Commission discussed how the Berkeley Guilt Guild presents quilts to Veterans and would like to bring that to Goose Creek.
- The Commission suggested adding The Creek Collective to the road signs throughout the City.
- The Commission discussed planning out all artist receptions at The Creek Collective for 2027.
- The Commission wants to continue utilizing National Months to celebrate but also feel strongly about spreading out cultural celebrations throughout the year.
- The Commission discussed not hosting Cultures in the Creek in 2027 but instead dispersing out the concept throughout the year.
- The Commission would like to see Goose Creek branded merch created and sold, including updated Adopt-A-Goose shirts.
- Commissioner Bierdz suggested a permanent water buffalo to be placed at The Daning Amphitheater. This could be an art initiative throughout the community.
- The Commission discussed bringing Improv classes and performances to The Daning. Hannah has connected with Theater 99.
- The Commission discussed making the Art Walk an annual event.

Art Director's Report – Barbara Richardson:

- Adopt A Goose Updates
- 64 installed – the 65th will be Patch Whisky's goose being installed at The Collective
- Upcoming scavenger hunt initiative before school goes back
- Update on Ye Ole Fashioned Goose Sprinkles
- Annual Art Award Proposal
- Art Director Barb proposed that an Art Award be presented yearly to community members who support the arts, participate in the arts, and show passion for the arts.
- The Commission discussed this being nomination based
- It was proposed that this award could be presented annually at a City Council Meeting. The group proposed November to coincide with gratitude month.
- Parking Day
- Friday, September 18, 2026
- Button Hall Rd will be closed in celebration of Parking Day. The purpose is to gather information about making this area a walkable "downtown" in the future. The event will have art, food trucks, furniture and more. The Commission is asked to brainstorm art initiatives for the event.
- The art initiatives must be temporary. Suggestions include art crosswalks and community chalk areas.
- The most recent artist reception at The Creek Collective was a success

Arts & Entertainment Report – Hannah Miller:

- Upcoming Programming
- Farmers Markets at Central Creek Park – every 1st and 3rd Wednesday.
- Next Porch Goose Painting Class is 07/23 and 08/13
- Sip and Sunset Yoga every Friday in July, these will likely return in the fall due to community response
- Silent Auction upcoming on 07/25 at 6pm

- Kids Fest on 08/01 – call for donations and sponsors for school supplies
- Black Business Market with NAACP on 08/15
- Upcoming Art Walk in August, but discussion to push it into a cooler month

Adjournment:

a. Chairman Roerig requested a motion to adjourn the meeting at 3:38 p.m.
- The motion was granted by Commissioner Hassell
- The motion was seconded by Commissioner Bierdz
    - All in favor, motion carried.

The next meeting has been scheduled for August 10, 2026, at 6:00PM