Minutes of the Patriots Point Development Authority 572nd Special Board Meeting, 10:00 A.M., Friday, May 29, 2026, Patriots Point Boardroom, Patriots Point Naval and Maritime Museum, Mt. Pleasant, South Carolina.

MEMBERS PRESENT:	Wayne Adams, *Acting Chair* Susan Marlowe Zeb Williams, via virtual call Mayor Will Haynie James Smith, via virtual call David Riggins Jules Anderson
STAFF PRESENT:	Allison Hunt, *Executive Director* Chris Hauff, *Chief Operating Officer* Nick Magar, *Chief Financial Officer* Terry Ansley, *Property Management Director* Chris Jones, *Director of Operations* Kenny Brinckman, *Education and Public Programs Director* Lauren Austin, *Communications Director* Lori Held, *Administrative Coordinator*
OTHERS PRESENT:	Bill Craver, *Counsel* Brandon Dermody, *The Southern Group*

Acting Chair Wayne Adams called the meeting to order at 10:03 A.M.

A. APPROVAL OF AGENDA

The agenda was approved with no changes.

B. APPROVAL OF PREVIOUS MINUTES

The minutes were approved with no changes.

C. INTRODUCTIONS

Wayne Adams introduced a new appointee to the board, Jules Anderson. Mr. Anderson will also serve on the Finance Committee.

D. FINANCIAL REPORT

Allison Hunt gave an overview of the proposed FY 2027 budget.

David Riggins presented the Finance Committee resolution to approve the FY 2027 budget which passed unanimously.

Mr. Adams thanked everyone who worked on the budget.

E. PUBLIC COMMENTS

There were no public comments.

F. **EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING CONTRACTUAL MATTERS RELATED TO PATRIOTS POINT DEVELOPMENT AUTHORITY PROPERTY AND MUSEUM OPERATIONS**

David Riggins moved to go into Executive Session for the purpose of discussing contractual matters related to Patriots Point. Zeb Williams seconded the motion, and the motion passed unanimously. The board went into Executive Session at 10:14 A.M.

The board returned from Executive Session at 11:00 A.M. No votes were taken in Executive Session.

G. **OTHER BUSINESS**

Mr. Riggins made a motion to adopt the resolution to pay off the Laffey loan with interest by June 30, 2026, contingent on the success of the American Financial Group transfer. The resolution passed unanimously.

Mr. Anderson moved to accept a resolution by the Patriots Point Development Authority ("PPDA") approving the State of South Carolina, State fiscal Accountability Authority, Division of Procurement Services Intent to Award an applicable contract documents in connection with solicitation for services for PPDA to an undisclosed vendor pursuant to nondisclosure agreements and authorizing the chairman and the secretary to execute any and all applicable documents and instruments in connection therewith on behalf of the Patriots Point Development Authority. The motion was seconded by Mr. Riggins, and the resolution passed unanimously.

William Craver read a resolution to approve the transfer to ARGO SMI Charleston Harbor, LLC, a Delamare limited liability company, of the lease agreement for parcel "B-1" between Patriots Point Development Authority and Charleston Harbor Holding Company, LLC, and authorizing the preparation, negotiation, and execution of such documents and instruments by the authority as are necessary or appropriate to complete such assignment, including, but not limited to, and assignment and assumption of lease agreement, a statement of landlord, and a transfer fee agreement, and authorizing the chairman (or vice chairman) and the secretary to negotiate and execute such documents and instruments on behalf of the authority. Mr. Riggins moved to approve the resolution. Mr. Anderson seconded and the motion passed unanimously.

Mr. Craver read a resolution to approve the transfer to 20 Patriots Point Hotel, LLC(a Procaccianti Companies, Inc., company), of the lease agreement for parcel "A" between Patriots Point Development Authority and Charleston Harbor Holding Company, LLC, and authorizing the preparation, negotiation, and execution of such documents and instruments by the authority as are necessary or appropriate to complete such assignment, including, but not limited to, and assignment and assumption of lease agreement, a statement of landlord, and a transfer fee agreement, and authorizing the chairman (or vice chairman) and the secretary to negotiate and execute such documents and instruments on behalf of the authority. Mr. Anderson made the motion to accept the resolution. Mr. Riggins seconded the motion. It passed unanimously.

Mr. Craver read a resolution to approve the transfer to 20 Patriots Point Hotel, LLC(a Procaccianti Companies, Inc., company) of the lease agreement for parcel "B, C, and D" between Patriots Point Development Authority and Charleston Harbor Holding Company, LLC, and authorizing the preparation, negotiation, and execution of such documents and instruments by the authority as are necessary or appropriate to complete such assignment, including, but not limited to, and assignment and assumption of lease agreement, a statement of landlord, and a transfer fee agreement, and authorizing the chairman (or vice chairman) and the secretary to negotiate and execute such documents and instruments on behalf of the authority. Mr. Anderson moved to approve the resolution; Mr. Riggins seconded and it passed unanimously.

Mr. Adams announced that Governor McMaster appointed Mr. Adams as Chairman of the Patriots Point Board.

H. NEXT SCHEDULED PPDA BOARD MEETING, July 17, 2026

I. ADJOURNMENT

With no further business, the meeting was adjourned at 11:13 A.M.

Respectfully submitted,

s/Lori Held

Lori Held, *Recording Secretary*

c/Allison Hunt

Allison Hunt, *Executive Director*