Charleston Naval Complex Redevelopment Authority/Naval Base Museum Authority

July 7, 2026
12:30 PM
Zucker Family Graduate Education Center
Board Room-Second Floor
1240 Supply St.
North Charleston, South Carolina

MINUTES

Present:	RADM William Schachte, Jr. (Ret), Chairman	
	Ronnie Givens	
	Ms. Deborah Crosby-Summey	
	Glenn McConnell	
	Fred Kemmerlin	
	Randy Burbage	
	Alan Coker	
	Spencer Pryor	
	Chris Sullivan	
	Gene Hogan	
Staff:	Sean McDonell	Executive Director
	Ashley St. Marie	Office Manager
Advisors:	Wilbur Johnson, Esquire	Clement Rivers, LLP
Others:	Aj Powell	Director of Operations, Clemson

1. Call to Order/Determine Quorum. The meeting was called to order at 12:30 PM by the Chairman, RADM Schachte, with a Quorum present.

2. Invocation. RADM Schachte asked that everyone stand for the pledge of allegiance.

3. Approval of Minutes. RADM Schachte asked if there were any discussions needed regarding the December 10, 2025 Board meeting minutes. There being none, a motion to approve the minutes as written was made by Mr. Pryor and seconded by Mr. Givens and unanimously approved.

4. Approval of Agenda. RADM Schachte asked if there were any objections to the agenda. Mrs. Summey stated that she would like to add to the agenda that there be some discussion about naming the Quarters H&I Board Room after Robert Ryan, who sadly passed away on June 15, 2026. Mr. McDonell states that will be added as Item 4 to the agenda. RADM Schachte asked if there were any more discussion regarding the agenda. There being none, a motion to approve the agenda was made by Mr. Givens and seconded by Mr. Pryor and unanimously approved.

5. Old Business/New Business.

(1) Budget Report. Mr. McDonell goes over the enclosed year-to-date budget report as of April 30, 2026, stating that as far as revenue, the RDA continues to do very well with bank interest and that the RDA will close the fiscal year with about $3M in interest. He also goes over the lease income, stating that the RDA usually makes about $300,000 a year and that the RDA is right on target with that. Mr. McDonell adds that the Rural Development Act Income is capped at just over $8M. He adds that due to the legislatively directed cap, based upon the current employment data, the RDA loses the ability to collect approximately $3M as the total amount would be approximately $10.5M-$11M, as opposed to the $8M.

(2) Annual Audit Agreement. Mr. McDonell reminds the board that Veris LLC has provided annual auditing services to the Authority for the past several years and that they have proposed to perform the audit of the Authority's fiscal year finances through June 30, 2026 for a total amount of $32,600. Mr. McDonell states that the Authority action requested is to approve the annual audit services agreement with Veris LLC and authorize the Chairman and/or other appropriate officers to execute all necessary and satisfactory documents and amendments. A motion to approve this item was made by Mr. Pryor and seconded by Mr. Givens and unanimously approved.

(3) Authority FY2026-2027 Annual Budget. Mr. McDonell reminds the Authority that the RDA's bank interest exceeds expectations again given the interest rate increases over the previous three years without significant reductions during the current year. He adds that the lease income from the lease of Piers S, T and U will continue at the same rate through the lease expiration date of October 31, 2029. He also informs the Authority that the event rental income has increased a little, due to high demand of rental of the lawn at Quarters H&I. Mr. McDonell moves on to expenses, stating that the proposed amounts for the personnel and benefits costs are based upon four staff members and includes a 3% salary increase for all staff. Mr. McDonell states that the capital expenses have significantly increased. He states that it is normally $6M, but that he proposes an increase to $25M to support securing the site and proceeding into design of the Submarine Science Center. Mr. Burbage asks if the Authority has always given Palmetto Railways money each year. Mr. McDonell lets him know that it is a requirement of the legislation. RADM Schachte asks if there were any further

discussion. There being none, a motion to approve was made by Mr. Givens and seconded by Mr. Pryor and unanimously approved.

(4) Name the Quarters H&I Board Room in honor of Robert Ryan. Mr. McDonell states that Mr. Ryan was on the base for 31 years and was a big part of the Authority for those years. Mrs. Summey adds that the passing of Robert Ryan has been a tremendous loss to the RDA and that it seems very fitting that he be honored in some way for his dedication to the redevelopment of the base throughout the years. Mr. Hogan suggests that staff prepare a proposal for naming the room and bring the proposal to the Authority Board for approval. RADM Schachte asks if there is any further discussion. There being none, a motion to approve was made by Mrs. Summey and seconded by Mr. Givens and unanimously approved.

Executive Session: A motion was made to receive legal advice and discuss contractual matters pursuant to S.C. Code, Section 30-4-70 (a) (2) by Mr. McConnell and was seconded by Mr. Pryor and unanimously approved. No action was taken as a result of the Executive Session.

6. Date, Time, Location of the next meeting: Mr. McDonell states that the September 16, 2026 meeting at 12:30 PM at the RDA Office (Quarters H & I) Board Room will be adjusted according to how quickly RDA staff can move on the items discussed.

7. Adjournment. There being no further business to discuss, a motion to adjourn was made by Mrs. Summey and was seconded by Mr. Kemmerlin and the meeting was adjourned.

RECORDED BY:

APPROVED:

October 28, 2026