



Economic Development and Infrastructure Committee Meeting Minutes Tuesday, May 12, 2026

Call to Order

The Columbia Economic Development and Infrastructure Committee conducted a meeting on Tuesday, May 12, 2026 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Peter M. Brown, Chair called the meeting order at 11:03 a.m. The Honorable Will Brennan and The Honorable Tyler D. Bailey were present.

Approval of Minutes

1. April 14, 2026 Economic Development and Infrastructure Committee Meeting Minutes

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, the Committee voted unanimously to approve the April 14, 2026 Economic Development and Infrastructure Committee Meeting Minutes.

Presentations

2. Commercial Development Incentive Policy — Mr. Jeff Palen, Assistant City Manager of Development & Finance / CFO and Mr. Ryan Coleman, Director / Economic Development

Mr. Jeff Palen, Assistant City Manager of Development & Finance / CFO explained that conversations about commercial development incentives began last year as developers brought forward a wide range of projects. Council members have also engaged in discussions with county officials about whether parameters should be established to guide the types of development that will qualify for these incentives. He emphasized that such incentives are often necessary due to infrastructure needs. He highlighted ongoing concerns about disparities in property tax burdens between the City of Columbia and peer cities such as Greenville and Charleston. This gap continues to influence developers' decisions when comparing project feasibility across the region.

There was discussion about taxing districts; differences in cost between municipalities; mileage rates and assessed values; the need to have a conversation with Richland County about general growth, property tax, and cost; the need for tax incentives; and policy criteria.

Executive Session

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to enter into Executive Session at 11:30 a.m. for the discussion of **Items 3 through 5**.

3. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
 - *RockBlock Consulting*
4. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
 - *Bull and Taylor*
 - *1950 Gervais Street*
 - *Capital City Ball Park*
 - *2001 Taylor Street*
5. Discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2)
 - *Project WF Parking Agreement*

Adjournment

The meeting was adjourned at 12:56 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk