

**MINUTES
TAYLORS FIRE & SEWER DISTRICT
SPECIAL CALLED MEETING
OCTOBER 7, 2025**

A special called meeting of the Board of Commissioners was held at Station #81 Headquarters in the Training Room, 463 W. Main Street, Taylors, South Carolina at 11:30 am.

BOARD MEMBERS PRESENT

Jeff Hannah, Commission Chairman
Ken Carter, Commission Vice Chairman/Treasurer
Paul Bowen, Commission Secretary

STAFF PRESENT

Bobby Baker, Fire Chief
Shane Bagwell, Deputy Chief
Stephanie Hackler, Senior Accounting & HR Specialist
Alicia Jenkins, Administrative Data Coordinator

Marty Dixon, Assistant Chief
Todd Jennings, Fire Marshal
Matthew Hughes, Captain

OTHERS PRESENT:

Bob Knight (Public Strategy, LLC)

The meeting was called to order by Chairman Hannah at 11:33 am.

Chairman Hannah stated that the media outlets who requested notification of this special called meeting were notified via door posting, email, website, Facebook, and X.

Chairman Hannah led everyone in saying the Pledge of Allegiance.

Secretary Bowen made a motion to enter executive session as per SC Code of Law section 30-4-70(a)(2) for discussion of negotiations incident to proposed contractual arrangements with Public Strategy, LLC; for discussion of negotiations incident to proposed contractual arrangements related to the proposed sale of the property located at 3335 Wade Hampton Boulevard, Taylors, SC; and to receive legal advice where the legal advice relates to matters covered by the attorney-client privilege related to items above and other matters. Vice Chairman/Treasurer Carter seconded the motion. The motion carried unanimously. The Board entered executive session at 11:34 am.

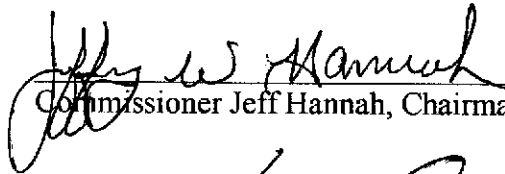
Secretary Bowen made a motion to exit executive session. Vice Chairman/Treasurer Carter seconded the motion. The motion carried unanimously. The Board exited executive session at 1:18 pm. There was no action taken in executive session.

Secretary Bowen made a motion to direct Taylors Administration along with Commissioner Ken Carter to potentially execute the contracts discussed in executive session per the parameters set forward. Vice Chairman/Treasurer Carter seconded the motion. The motion carried unanimously.

Vice Chairman/Treasurer Carter made a motion to accept the resolution of the Taylors Fire and Sewer District Commission (The "Commission") for the sale of property located at 3335 Wade Hampton Boulevard, Taylors, South Carolina with the full resolution attached and designated Commissioner Jeff Hannah to handle all the paperwork. Secretary Bowen seconded the motion. The motion carried unanimously.

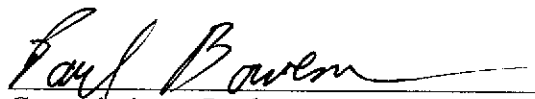
There was no public comment.

There being no further business, Vice Chairman/Treasurer Carter made a motion to adjourn the meeting. Secretary Bowen seconded the motion. The motion carried unanimously, and the meeting was adjourned at 1:20 pm.


Commissioner Jeff Hannah, Chairman

11/12/2025
Date Minutes Approved


Commissioner Ken Carter, Vice Chairman/Treasurer


Commissioner Paul Bowen, Secretary

**A RESOLUTION OF THE TAYLORS FIRE AND SEWER
DISTRICT COMMISSION (THE "COMMISSION") FOR
THE SALE OF PROPERTY LOCATED AT 3335 WADE
HAMPTON BLVD., TAYLORS SOUTH CAROLINA.**

WHEREAS, as previously approved, the Commission has entered into that certain Contract to Buy and Sell Real Property date on or about July 1, 2025 by and between the Commission, as seller, and APSP Properties, LLC, as purchaser pursuant to which the Seller agreed to sell and the Purchaser agreed to purchase certain real property and improvements located at 3335 Wade Hampton Boulevard, Taylors, South Carolina ("Contract to Buy and Sell Real Property"); and

WHEREAS, the Contract to Buy and Sell Real Property was amended by that certain First Amendment to the Agreement for the Purchase and Sale of Real Property effective as of August 27, 2025 (this first amendment together with the Contract of Buy and Sell Real Property, collectively, the "Contract"); and

WHEREAS, the Commission has found the form and substance of the Contract to be satisfactory and proper and has determined it is in the best interest of the District to consummate the sale and to authorize the execution and delivery of such documents as may be reasonable and necessary to effectuate the sale and to authorize the taking of all other actions as may be necessary or convenient.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the District, as follows:

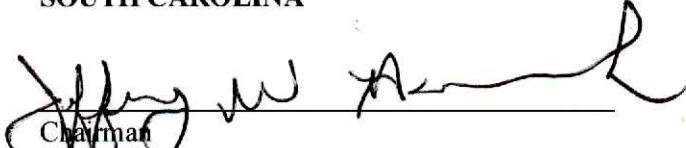
Section 1. The Commission finds that it is in the best interest of the District to sell the Property that is the subject to the Contract pursuant to the terms and conditions contained in the Contract and to take all actions that may be reasonably required to enter into and complete the sale and to execute and deliver all documents that may be deemed reasonably necessary or required and executing the same including, without limitation, the Contract, deeds, affidavits, undertakings, agreements, closing statements, escrow agreements and other documents and instruments, and amendments of, or supplements to, any of the foregoing (collectively, the "**Documents**").

Section 2. Jeffrey Hannah, Commission Chair, is authorized to execute and deliver in the name and on behalf of the District all of the Documents which shall contain such terms and conditions as shall be approved by him, such approval to be conclusively evidenced by his execution thereof.

Section 3. The actions of the Commission Chair in executing and delivering the Documents to which the District is a party, and any and all actions taken to effect the transactions contemplated thereby, are hereby authorized, ratified, consented to, confirmed and approved in all respects.

Done in meeting duly assembled this 7th day of October, 2025.

**TAYLORS FIRE AND SEWER DISTRICT,
SOUTH CAROLINA**



Chairman
Taylors Fire and Sewer District Commission

ATTEST:



Secretary