

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the South Carolina Jobs-Economic Development Authority (the “**Issuer**”), on Thursday, July 11, 2024 at 11:00 a.m., or as soon thereafter as the matter can be heard, and will be held telephonically by the Issuer, in connection with the issuance by the Issuer of its Hospital Revenue Bonds (Lexington Health, Inc. Project) Series 2022 (the “**Bonds**”), in one or more tax-exempt series, as part of a plan of financing in an aggregate principal amount not to exceed \$150,000,000. The Bonds are “qualified 501(c)(3) bonds” as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”).

Following a Notice of Public Hearing dated April 27, 2022 (“**Original Notice**”), and public approval of the Bonds on May 12, 2022 (“**Original Public Approval**”), the Bonds were issued on May 27, 2022 (“**Issue Date**”).

The Issuer has loaned the proceeds of the Bonds to Lexington Health, Inc. (the “**Borrower**”), a South Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Code and/or one or more of its related parties to (i) finance various capital projects, to include the acquisition, construction, equipping and renovation of hospital and healthcare facilities (the “**Projects**”); and (ii) finance costs of issuance of the Bonds. The Projects will be operated by the Borrower and owned by the Borrower or LexMed, Inc.

As a result of unforeseen changes in circumstances that occurred after the Issue Date of the Bonds, and as set forth in a Notice of Public Hearing dated September 27, 2023 (“**Supplemental Notice**”), and public approval of the Bonds on October 5, 2023 (“**Supplemental Public Approval**”), the Issuer determined to use a portion of the proceeds of the Bonds in a manner not provided in the Original Notice and the Original Public Approval.

This notice supplements the Original Notice as supplemented by the Supplemental Notice. As a result of unforeseen changes in circumstances that occurred after the Issue Date of the Bonds, the Issuer has determined to use a portion of the proceeds of the Bonds in a manner not provided in the Original Notice and the Original Public Approval (as supplemented by the Supplemental Notice and the Supplemental Public Approval). Specifically, following changes in the Borrower’s strategic capital planning and additional bidding and other due diligence and evaluations, the Borrower determined that it will not construct the proposed approximately 175,000 square foot medical office building located at 147 Sunset Court, West Columbia, South Carolina 29169 (“**Sunset MOB**”). Instead, the Borrower will use some of the proceeds of the Bonds intended for the Sunset MOB for the following Projects (not described in the Original Notice or the Supplemental Notice): (i) \$11,500,000 for an approximately 22,300 square foot medical office building located at 250 Redhawk Way, Blythewood, SC 29016; and (ii) \$7,200,000 for an approximately 11,444 square foot medical office building located at 5115 Forest Drive, Columbia, SC 29206. Because of unexpected cost estimate increases, the Borrower is also increasing the maximum stated principal amount of the Bonds to be issued to finance some of the separate projects that were described in the Original Notice as supplemented by the Supplemental Notice.

As a result of those changes, the proceeds of the Bonds will be allocated to the following Projects as described below:

(i) \$4,138,000 for acquisition of land and building at 3314 Platt Springs Road, West Columbia, SC 29170; (ii) \$10,038,000 for acquisition of approximately 64.7 acres of land at the southeast corner of the intersection of Dooley Road and US Highway No. 1, Lexington, SC 29073 (consisting of Lexington County Tax Map Number 005596-02-033 and Lexington County Tax Map Number 005596-02-032); (iii) \$4,015,000 for acquisition of land and building at 122 Powell Drive, Lexington, SC 29072; (iv) \$2,709,000 for acquisition of land and building at 7037 St. Andrews Road, Columbia, SC 29212; (v) \$3,588,000 for acquisition of land and building at 76 Polo Road, Columbia, SC 29223; (vi) \$1,510,000 for acquisition of land and building at 126 Community Road, Blythewood, SC 29016; (vii) \$10,000,000 for the renovations to buildings including machinery and equipment to be owned and operated by LexMed, Inc. located at 800 Old Cherokee Road, Lexington, South Carolina 29072; (viii) \$20,000,000 for the construction of approximately 50,030 square foot facilities including machinery and equipment to be owned by the Borrower to be used by the University of South Carolina School of Nursing to be located at 146 Sunset Court, West Columbia, South Carolina 29169; (ix) \$20,000,000 for the construction of a graduate medical education building of approximately 46,660 square feet including machinery and equipment

to be located 145 Sunset Court, West Columbia, South Carolina 29169; (x) \$14,700,000 for the construction of an approximately 33,000 square foot medical office building including machinery and equipment to be located at 103 Thompson Street, Lexington South Carolina 29072; (xi) \$10,850,000 for the construction of an approximately 12,500 square foot urgent care facility including machinery and equipment to be located at 1111 Knox Abbot Drive, Cayce, South Carolina 29033; (xii) \$8,000,000 for the construction of an approximately 20,000 square foot Lexington Family Practice–White Knoll facility including machinery and equipment to be located at 5535 Platt Springs Road, Lexington, South Carolina 29073; (xiii) \$5,700,000 for the construction of an approximately 12,200 square foot Lexington Family Practice–Old Cherokee Road facility including machinery and equipment to be located at 721 Old Cherokee Road, Lexington, South Carolina 29072; (xiv) \$13,051,000 for the construction of an approximately 20,000 square foot Lexington Family Practice–Forest Drive facility including machinery and equipment to be located at 5413 Forest Drive, Columbia, South Carolina 29206; (xv) \$4,500,000 for the construction of an approximately 6,300 square foot addition to Lexington Family Practice–Lake Murray facility including machinery and equipment located at 2006 Augusta Highway, Lexington, South Carolina 29072; (xvi) \$5,600,000 for the construction of Sunset Infrastructure & Pedestrian Crosswalk to be owned by the Borrower to be located at Sunset Court, West Columbia, South Carolina 29169; (xvii) \$5,000,000 for the construction and expansion of an approximately 225,000 square foot Lexington Medical Center Northeast Community Medical Center including machinery and equipment located at 3016 Longtown Commons Dr., Columbia, South Carolina 29229; (xviii) \$10,000,000 for the expansion of the Cath Lab at Lexington Medical Center located at 2720 Sunset Blvd, West Columbia, South Carolina 29169; (xix) \$11,500,000 for the construction of an approximately 22,300 square foot medical office building located at 250 Redhawk Way, Blythewood, SC 29016; (xx) \$7,200,000 for the construction of an approximately 11,444 square foot medical office building located at 5115 Forest Drive, Columbia, SC 29206; and (xxi) \$1,000,000 for capitalized costs of bidding and other due diligence and evaluations for the New Nursing Center, which will not be constructed.

The Bonds will be payable solely by the Issuer and exclusively out of payments to be made by the Borrower and are to be secured, *inter alia*, by a security interest in the revenues derived by the Issuer from the Borrower in connection with the Projects. The Bonds will not constitute an indebtedness of the Issuer, the State of South Carolina, or any political subdivision thereof within the meaning of any South Carolina constitutional provision or statutory limitation nor give rise to a pecuniary liability of the Issuer, the State of South Carolina, or any political subdivision thereof. The Bonds will not constitute a charge against the general credit or taxing powers of the Issuer, the State of South Carolina, or any political subdivision thereof. The Issuer has no taxing authority.

The Department of Treasury and the Internal Revenue Service have eliminated the time period limitation on holding public hearings telephonically, and pursuant to IRS Revenue Procedure 2022-20, effective March 18, 2022, the Public Hearing will be conducted telephonically and the public will not be able to attend in person. However, all persons who wish to listen to the public hearing may join by calling toll free at 1-888-547-5999 and using access code 960347. Members of the public may submit oral or written comments to the Issuer to express their views for or against the proposed issuance of the Bonds, the location and nature of the Projects, or the approval of the issuance of the Bonds. **All persons who wish to submit oral comments during the Public Hearing must contact the Issuer, not less than 24 hours prior to the Public Hearing, via email to [cmiller@scjeda.com](mailto:cmiller@scjeda.com) to inform the Issuer of their desire to speak at the Public Hearing.** Those who present comments during the Public Hearing will be permitted to address the Issuer regarding the Projects or the Bonds for no more than five minutes. Members of the public may also submit views to the Issuer in writing addressed to SC JEDA, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201 or via email to [cmiller@scjeda.com](mailto:cmiller@scjeda.com). The Issuer will not prepare a transcript of the public hearing.

SOUTH CAROLINA JOBS-ECONOMIC  
DEVELOPMENT AUTHORITY  
Jesse A. Smith, Executive Director