



State of South Carolina Request for Contribution Distribution

This form is designed to collect the information required by South Carolina in accordance with Proviso 117.21 of the appropriations act and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution for the designated organization. The state agency providing the contribution should use this form to collect information from the designated organization. The information must be collected from the designated organization before the funds can be disbursed.

Contribution Information

Amount	State Agency Providing the Contribution	Purpose
\$1,000,000.00	J1160 - Department of Disabilities and Special Needs	Proviso 118.19, Amenities Center

Organization Information	
Entity Name	Osprey Village Inc.
Address	2600 Main St. Unit 101
City/State/Zip	Hilton Head Island, SC 29926
Website	https://www.ospreyvillage.org/
Tax ID#	26-2967726
Entity Type	Nonprofit Organization

Organization Contact Information	
Contact Name	Julie Kuhns
Position/Title	CEO
Telephone	330-415-2686
Email	juliekuhns2686@gmail.com

Plan/Accounting of how these funds will be spent:		
Description	Budget	Explanation
Administrative	\$200,000.00	project documents, technology, consulting, financial planning
Architecture & Engineering	\$100,000.00	architectural design, site planning & engineering
Permitting	\$100,000.00	construction permits from city of Hardeeville and Jasper County
Horizontal Construction	\$300,000.00	infrastructure
Vertical Construction	\$300,000.00	"bricks & mortar" building construction
Grand Total	\$1,000,000.00	

Please explain how these funds will be used to provide a public benefit:

Benefit to the public: The Osprey Village Amenities Center is the hub of Osprey Village services. This will be the community center for the 160 unit neighborhood specifically developed for persons with disabilities. All security, home health and human service provided, as well as, communication, technology and transport services, will originate from this center. Additionally, all medical and residential records will be stored and managed in this center. This center will also feature a healthcare center, fitness and therapeutic activities, and meal service. The neighborhood is a 25-acre housing development situated in a 7,300 acre mixed use/mixed income community in Hardeeville, SC.

Organization Certifications

- 1) Organization hereby gives assurance that no person shall, upon the grounds of race, creed, color, or national origin, be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under any program or activity for which this organization is responsible.
- 2) Organization certifies that it will provide quarterly spending reports to the Agency Providing Contribution listed above.
- 3) Organization certifies that it will provide an accounting at the end of the fiscal year to the Agency Providing Contribution listed above.
- 4) Organization certifies that it will allow the State Auditor to audit or cause to be audited the contributed funds.



Organization Signature

Julie Kuhns

Printed Name

CEO


Title

10/16/2023

Date

Certifications of State Agency Providing Contribution

- 1) State Agency certifies that the planned expenditure aligns with the Agency's mission and/or the purpose specified in the appropriations act.
- 2) State Agency certifies that the Organization has set forth a public purpose to be served through receipt of the expenditure.
- 3) State Agency certifies that it will make distributions directly to the organization.
- 4) State Agency certifies that it will provide the quarterly spending reports and accounting received from the organization to the Senate Finance Committee, House Ways and Means Committee, and the Executive Budget Office by June 30, 2024.
- 5) State Agency certifies that it will publish on their website any and all reports, accountings, forms, updates, communications, or other materials required by Proviso 117.21 of the appropriations act.
- 6) State Agency will certify to the Office of the Governor that it has complied with the requirements of Executive Order 2022-19 by June 30, 2024.



Agency Head Signature

10-19-23

Date

Printed Name

FOR WAYS AND MEANS INTERNAL RECORDS ONLY

House Member Appropriation Request Form

Member: William Herbkersman Date: 05/11/2023

Project/Event Name*: Osprey Village - Amenities Center

**Please make sure name is how you would like it listed in the budget*

Requested Amount: \$1,000,000

Recipient Entity: Osprey Village Inc.

Is the final recipient a: state agency, local government, non-profit, or other?

If "other," please explain: _____

If a non-profit, is it registered and in good standing with the Secretary of State's Office? Yes or No

If no, please explain: _____

Recipient Entity Contact: Julie Kuhns Title/Position: CEO

Contact Phone Number: 330-415-2686 Email: juliekuhns2686@gmail.com

Recipient Entity Website: www.ospreyvillage.org

Summary of Intended Use of the Funds: Please see attachments entitled "Amenities Center Summary" and "Amenities Center Construction Budget"

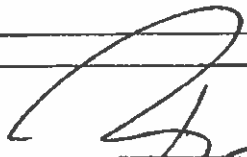
Please attach a requested project cost breakdown and any supporting materials or documents. Are there any materials submitted with this form? Yes or No

Justification of Request/Public Benefit: _____

Please see the attached Amenities Center Summary for an overview of the funding request and its justification for the public benefit.

To be completed by House members only

Herbkersman
Primary Member Sponsor - Please Print


Member Sponsor Signature & Date
5/11/23

Additional Sponsors: WESTON NEWTON

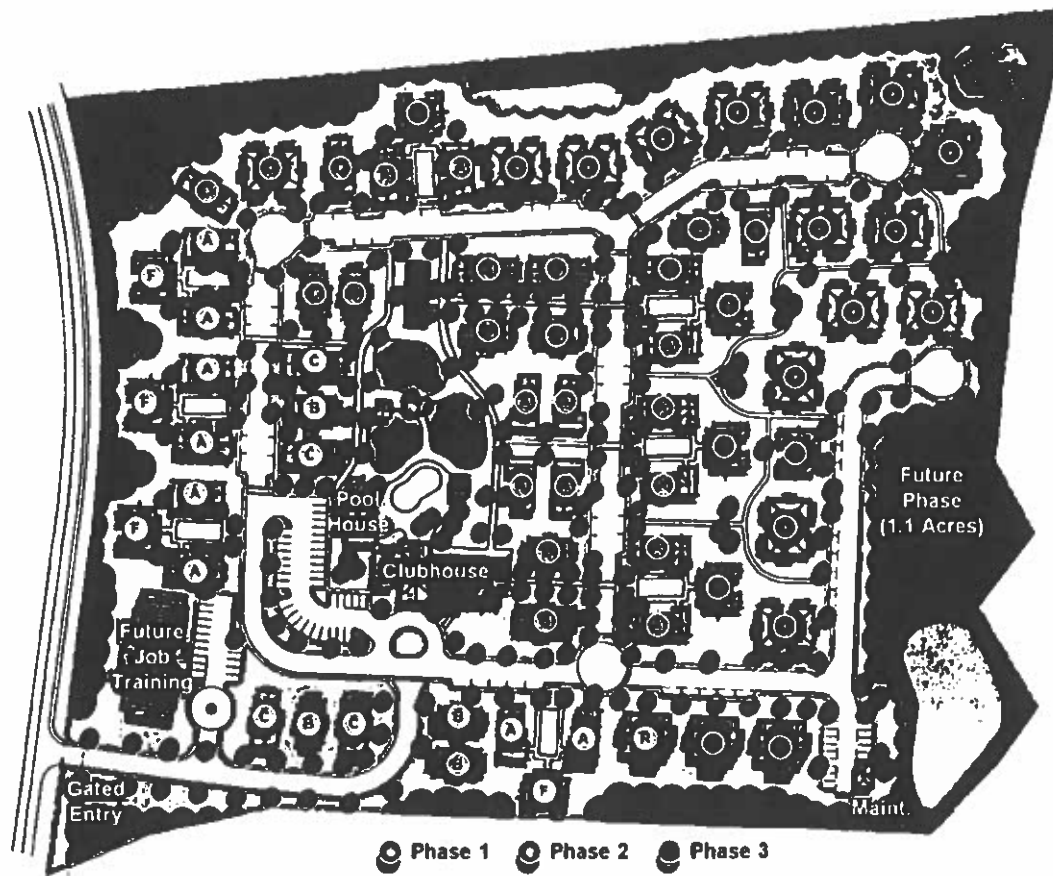
Amount Recommended by House Member: _____

OSPREY VILLAGE AMENITIES CENTER

1. OSPREY VILLAGE OVERVIEW

Our Coastal South Carolina region suffers from a serious deficit in housing availability. Nowhere is this deficit more severe than in accessible housing for adults with intellectual and developmental disabilities (IDD). Osprey Village has been meeting with Rep. Bill Herbkersman and Sen. Tom Davis for over 5 years to discuss and review our plans to address this deficit in accessible housing and related services to adults with IDD in our region.

Current construction plans include 160 units for purchase or rent on 25 acres in Hardeeville, SC. This construction includes full accessibility throughout the development.

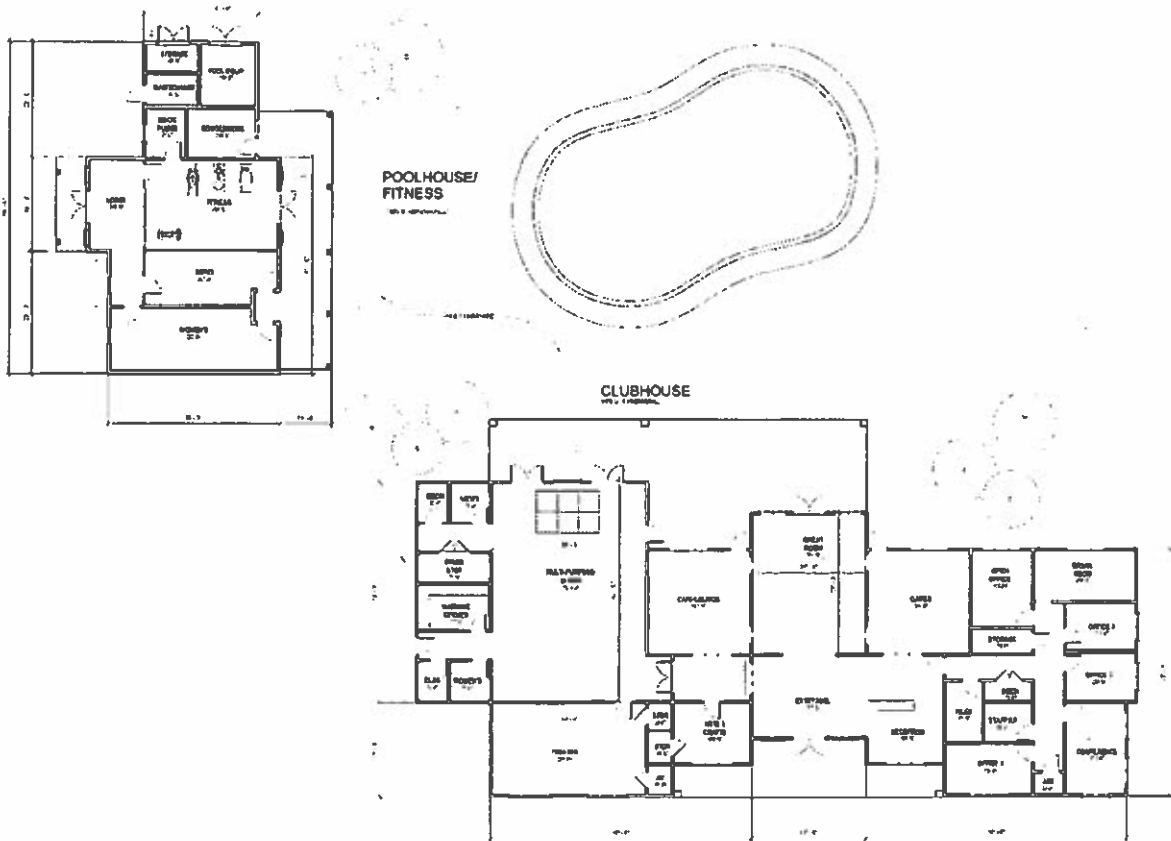


A. AMENITIES CENTER

- i. Comprised of 8,500 square feet of administrative, healthcare and recreation space, the Osprey Village Amenities Center (consisting of a Clubhouse and Pool House) is at the heart of the property.

5/10/2023

- ii. This center will feature zero-entry pool, café, kitchen, fitness center, and much more as shown in the floor plans below:



- iii. The center will be the origination point of all healthcare service provided in the neighborhood and will include medical records storage.
- iv. Because this will be the only fully accessible recreation center in the region, not only will it serve residents, but also will be open (via paid membership) to other individuals and families in need of accessible recreation in the region.
- v. This center will serve 160 residents and an estimate of an additional 50 individuals/families in the region.
- vi. This center will be fully staffed with a variety of skilled trades including, but not limited to administrative, healthcare, activities, and maintenance staff.
- vii. This center will manage the flow of healthcare services within the development and support healthcare services outside of the development but provided to residents (e.g., vocational services).
- viii. While residents will have fully operational kitchens in each unit, the Amenities kitchen will host an elective meal service as well.

B. RESIDENTIAL

- i. Homeownership is a unique and essential opportunity for persons with IDD. Initial construction is comprised of 100 units for purchase (with current pre-sales at 47 units).
- ii. Sixty apartments will be constructed with an internal affordability component by utilizing endowed funds to subsidize sliding scale rental rates.
- iii. The entire property (including residences, amenities and other common) will be built with accessibility and sensory sensitive components.

2. OPERATIONS

- A. A regime fee will allow Osprey Village to sustain grounds, residences, and the amenities center as an internal operation, thus not needing added grant or donor funding.
- B. A service fee on a sliding scale basis will allow Osprey Village to provide basic healthcare, activities, and support services as an internal operation, thus not needing grant or donor funding.
- C. It is important to note that no part of this neighborhood will be licensed residences.
- D. It is important to note that individuals will (in most cases) require additional home healthcare that will not be provided by Osprey Village. All individuals and families are aware of this and have obtained or plan to obtain these services on their own accord utilizing private pay and/or other resources (e.g., Medicaid Waiver).

3. AMENITIES CENTER BUILDING COST

- A. The total Amenities Center building and outfitting cost is anticipated to be \$4M.
- B. Osprey Village, Inc has launched a capital campaign of \$2M. To date \$500,000 has been raised.
- C. Osprey Village seeks state funding for this amenities center in the \$2M range. Osprey Village requests \$1M in the 2024 fiscal year.
- D. This initial funding will cover cost of infrastructure and some of the healthcare related portion of the design (e.g., medical records room, kitchen, fitness facilities, healthcare offices, etc.)
- E. The estimated start of construction is January of 2024.

Osprey Village Inc.

Amenities Center Construction Budget

Build Cost per SF: \$ 300	Breakdown:	capital donors \$ 1,885,800	State \$ 1,039,800	Other \$ 149,400
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Building	Room	Size (SF)	Build Cost	Dedication?
Clubhouse	MP/Dining Room	1274	\$ 382,200	Yes
Clubhouse	Great Room	574	\$ 172,200	Yes
Clubhouse	Theater/AV/Storage	570	\$ 171,000	Yes
Clubhouse	Café/Lounge	384	\$ 115,200	Yes
Clubhouse	Game Room	384	\$ 115,200	Yes
Clubhouse	Entry/Mail (Lobby)	337	\$ 101,100	Yes
Clubhouse	Reception	307	\$ 92,100	Yes
Clubhouse	Conference	204	\$ 61,200	Yes
Clubhouse	Arts & Crafts/Storage	197	\$ 59,100	Yes
Clubhouse	Break Room	188	\$ 56,400	Yes
Clubhouse	Open Office	169	\$ 50,700	
Clubhouse	Office 1	159	\$ 47,700	
Clubhouse	Office 2	124	\$ 37,200	
Clubhouse	Office 3	124	\$ 37,200	
Clubhouse	Warming Kitchen	117	\$ 35,100	Yes
Clubhouse	Medical Records Room	82	\$ 24,600	
Clubhouse	Stage Storage	76	\$ 22,800	
Clubhouse	Staff R&R	69	\$ 20,700	
Clubhouse	Mens's Room	58	\$ 17,400	
Clubhouse	Women's Room	58	\$ 17,400	
Clubhouse	Storage - Office	53	\$ 15,900	
Clubhouse	MP Mechanical	42	\$ 12,600	
Clubhouse	Electrical Room	42	\$ 12,600	
Clubhouse	Office Mechanical	33	\$ 9,900	
Clubhouse	Janitor's Closet	23	\$ 6,900	
Clubhouse	Hallways and Atrium	952	\$ 285,600	
Clubhouse	Totals:	6,600	\$ 1,980,000	

* Total of 6600 SF conditioned space including hallways

Pool House	Fitness Room	430	\$ 129,000	Yes
Pool House	Women's Changing	363	\$ 108,900	Yes
Pool House	Men's Changing	243	\$ 72,900	Yes
Pool House	Lobby	243	\$ 72,900	Yes
Pool House	Concessions	123	\$ 36,900	Yes
Pool House	Pool Equipment	122	\$ 36,600	Yes
Pool House	Mechanical/Plumbing	71	\$ 21,300	
Pool House	Maintenance	61	\$ 18,300	
Pool House	Storage	52	\$ 15,600	
Pool House	Hallways	192	\$ 57,600	
Pool House	Totals:	1,900	\$ 570,000	

* Total of 1900 SF conditioned space including hallways

Outdoor Amenities	Swimming Pool	\$ 450,000	Yes
Outdoor Amenities	Outdoor/Fitness Equipment	\$ 40,000	Yes
Outdoor Amenities	Clubhouse/Pool Patio Area	\$ 20,000	Yes
Outdoor Amenities	Clubhouse Entryway	\$ 10,000	Yes
Outdoor Amenities	Welcome Garden	\$ 5,000	Yes
Outdoor Amenities	Totals:	0	\$ 525,000

Combined Totals: 8,500 \$ 3,075,000

118.19. (SR: Nonrecurring Revenue) (A) The source of revenue appropriated in subsection (B) is nonrecurring revenue generated from the following sources:

- (1) \$1,837,290,224 from Fiscal Year 2022-23 Projected Surplus;
- (2) \$81,946,453 from Litigation Recovery Account;
- (3) \$44,994,688 from COVID-19 Response Reserve Fund Remaining Balance (Act 135 of 2020);
- (4) \$24,300,000 from Act 228 of 2022;
- (5) \$4,283,276 from Act 239 of 2022 Proviso 118.19 Item 3(a);
- (6) \$3,200,000 from Security Fee Revenue in Fund 30370001 shall be transferred to the General Fund by August 31 of the current fiscal year; and
- (7) any residual certified unappropriated general fund dollars.

Any restrictions concerning specific utilization of these funds are lifted for the specified fiscal year. The above agency transfers shall occur no later than thirty days after the close of the books on Fiscal Year 2022-23 and shall be available for use in Fiscal Year 2023-24.

This revenue is deemed to have occurred and is available for use in Fiscal Year 2023-24 after September 1, 2023, following the Comptroller General's close of the state's books on Fiscal Year 2022-23.

(B) The appropriations in this provision are listed in priority order. Item (1) must be funded first and each remaining item must be fully funded before any funds are allocated to the next item. Provided, however, that any individual item may be partially funded in the order in which it appears to the extent that revenues are available.

The State Treasurer shall disburse the following appropriations by September 30, 2023, for the purposes stated:

- (1) F310-General Reserve Fund
 - (a) General Reserve Fund Contribution \$ 139,956,882;
 - (b) Additional Reserves \$ 1;
- (2) H630-State Department of Education
 - (a) Agency Technology Equipment and Software \$ 3,150,000;
 - (b) SC School for the Deaf and Blind - School Bus Purchase \$ 250,000;
 - (c) SCDE Agency Systems and Performance Reviews \$ 1,000,000;
- (3) H710-Wil Lou Gray Opportunity School Renovations and Maintenance \$ 850,000;
- (4) L120-Governor's School for Agriculture at John de la Howe
 - (a) Agriculture Shop \$ 1,300,000;
 - (b) De La Howe Hall Renovation \$ 2,100,000;
- (5) H670-Educational Television Commission

Please note: Text printed in *italic*, **boldface** indicates sections vetoed by the Governor on June 20, 2023.

	(g)	Pathways Community Center	\$ 500,000;
	(h)	Pee Dee Mental Health Center	\$ 500,000;
	(i)	SC Infant Mental Health Association - Safe Baby	
Courts	\$	500,000;	
	(77)	J160-Department of Disabilities and Special Needs	
	(a)	ALS Association - ALS Care Services	\$ 500,000;
	(b)	Barbara Stone Foundation	\$ 185,000;
	(c)	Camp Cole	\$ 250,000;
	(d)	Osprey Village	\$ 1,000,000;
	(e)	Special Olympics of South Carolina	\$ 300,000;
	(f)	St. Francis Center at St. Helena	\$ 50,000;
	(g)	The Therapy Place	\$ 400,000;
	(h)	Town of Moncks Corner - Inclusive	
Playground	\$	1,000,000;	
	(i)	Unumb Center for Neurodevelopment	\$ 5,000,000;
	(78)	J200-Department of Alcohol and Other Drug Abuse Services	
	(a)	Community Wellness Outreach Opioid Addiction	
Program	\$	150,000;	
	(b)	Statewide Fentanyl Awareness Campaign	\$ 100,000;
	(c)	The Courage Center - Substance Abuse	
Recovery	\$	300,000;	
	(79)	L040-Department of Social Services	
	(a)	Alternatives to Abortion Awareness	
Campaign	\$	100,000;	
	(b)	Beyond Basic Life Skills - Facility Support	\$ 600,000;
	(c)	Catholic Charities of SC - Getting Ahead	
Program	\$	54,000;	
	(d)	Crosswell Home for Children	\$ 200,000;
	(e)	Darkness to Light - Child Sexual Abuse	
Prevention	\$	250,000;	
	(f)	Dianne's Call - Food insecurity	\$ 250,000;
	(g)	Epworth Children's Home	\$ 600,000;
	(h)	Healthy Learners	\$ 100,000;
	(i)	Laurens County Bailey Municipal Center	
Upgrades	\$	1,494,742;	
	<i>(j)</i>	<i>M.A.D. USA</i>	<i>\$ 250,000;</i>

Please note: Text printed in *italic*, **boldface** indicates sections vetoed by the Governor on June 20, 2023.

Engineering \$ 5,000,000;

- (o) Town of Hilton Head Island Independent Bridge Replacement Study \$ 300,000;
- (p) Town of Summerville - Central Ave. Pedestrian Safety Sidewalk \$ 400,000;

(95) U300-Division of Aeronautics

- (a) Beaufort County Airports - Hilton Head Airport

Extension \$ 750,000;

- (b) Hilton Head Airport - Mandatory

Relocation \$ 750,000;

- (96) D300-Office of Resilience Data Coordination Office \$ 250,000;
- (97) D500-Department of Administration Tri-City Visionaries \$ 300,000;
- (98) E160-State Treasurer

 - (a) City of York - Downtown Development and

Upgrades \$ 4,774,000;

- (b) Orangeburg County - County Marketing \$ 100,000;
- (c) Orangeburg County - Nix-Stilton Community

Center \$ 400,000;

- (d) Ritter Community Center \$ 400,000;
- (99) E240-Adjutant General SCEMD Alternative Operating Center \$ 750,000;
- (100) E280-Election Commission Florence County - Election Storage Building \$ 500,000;

and

- (101) P320-Department of Commerce Town of Fort Mill - Downtown Economic

Development \$ 25,000,000.

(C) Unexpended funds appropriated pursuant to this provision may be carried forward to succeeding fiscal years and expended for the same purposes.

(D) For purposes of item (B)(67) and all items thereafter, funds shall not be disbursed until verification that receiver's organization is registered as a business, nonprofit, or charitable organization with the South Carolina Secretary of State's office. This requirement does not apply to governmental entities or entities created by statute. Upon receipt and verification of all requirements in this act, the funds shall be transferred directly to the grant recipients within ten business days.

(E) For the purpose of item (B)(67) and all items thereafter, the Executive

Budget Office may authorize the transfer of items among state agencies upon request of the agencies.

South Carolina
Secretary of State
(<https://sos.sc.gov/>)
Mark Hammond

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OSPREY Village, Inc.

Public Id: P17109

Ms. Julie Kuhns , CEO






2600 MAIN ST UNIT 101 Attn: David Green
HILTON HEAD, SC 29926-1622

Status: Registered. Information from this organization's annual financial report is listed below.

The following financial information has been provided to the Secretary of State's Office by the above named organization. The Secretary of State's Office has not independently verified this financial information. If a charity has recently registered with the Secretary of State's Office for the first time, there may not be any financial data available. Below are figures for the organization's fiscal year **1/1/2021 - 12/31/2021**.

Financial Report

TOTAL REVENUE:	\$273,946.00
PROGRAM EXPENSES:	\$192,485.00
TOTAL EXPENSES:	\$390,401.00
NET ASSETS:	\$540,389.00
FUNDRAISER COSTS:	\$30,302.00

Financial Report File	
	2021 Form 990 only - Osprey Village, Inc.pdf (/DisplayFinancialReport.aspx? ReportType=Charity&CopyID=158808)
	2021 Form 990 - Osprey Village, Inc.PDF (/DisplayFinancialReport.aspx? ReportType=Charity&CopyID=158875)
	2021 Form 990 only - Osprey Village, Inc.pdf (/DisplayFinancialReport.aspx? ReportType=Charity&CopyID=158905)
	2021 Form 990 1st page - Osprey Village, Inc.pdf (/DisplayFinancialReport.aspx? ReportType=Charity&CopyID=158910)
	2021 Form 990 1st page rev - Osprey Village, Inc.pdf (/DisplayFinancialReport.aspx? ReportType=Charity&CopyID=158924)

Next Report: 01/01/2022 - 12/31/2022 Due Date: 11/15/2023

According to the financial information filed with this office, this organization devoted **49.3%** of its total expenses to program services during the year reported.

Disclaimer: The South Carolina Secretary of State's Charities Search Webpage is provided as a service to customers to research charitable organizations on file with our office, or that have been the subject of an administrative action. Users are advised that the Secretary of State, the State of South Carolina, or any agency, office, or employee of the State of South Carolina do not

guarantee the accuracy, reliability, or timeliness of the information provided, as it is the responsibility of the charity to inform the Secretary of State of any updated information. Furthermore, the information provided does not constitute legal advice.

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ZSPE

South Carolina Department of Disabilities & Special Needs
Special Grant Award for Pass-Through State Contributions

Provider Name: Osprey Village Vendor Number: 70000229393
Grant Name: Osprey Village-Amenities Center Funds Reservation #: _____
Grant Number: _____
Grant Period: 7/1/2023 though 6/30/2024 Amount: \$1,000,000.00

Disbursement request in accordance with Proviso 117.21 and 118.19 of the FY2023-24 Appropriation.

Amount: \$1,000,000.00
General Ledger Code: 5180750000
ODSN Funded Program: 9822.340000x000

Fund Code	Cost Center	Functional Area	G/L Account
10050024	J160Q50010	J160X360V	5180750000

Payment Approved by:

Bruce C. Burton

Date:

10/25/2023



10-25-23