

Milroy, Shannon

From: noreply@civicplus.com
Sent: Sunday, June 29, 2025 8:59 PM
To: ATax Communications
Subject: Online Form Submittal: Accommodations Tax Grant Application

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Accommodations Tax Grant Application

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Accommodations Tax Grant Application Instructions [Accommodations Tax Grant Application Instructions](#)

Accommodations Tax Grant Application Instructions I have read and acknowledged the Town of Bluffton, SC Accommodations Tax Grant Application Instructions.

(Section Break)

Application Date 6/29/2025

Project Name Historic Campbell Chapel Restoration and Rehabilitation

Project/Event Location 23 Boundary Street, Bluffton, South Carolina 29910

Is this a new project or event? No

Project/Event Start Date: 1/1/2020

Project/Event End Date 12/31/2025

Multi-Year Project/Event? Yes

Total Project Costs	\$2,115,313.00
Total ATAX Funds Requested	\$109,000.00
Percent of Total Budget	5.15%
Date the funds are needed:	11/1/2025
Full Legal Organization Name	Campbell Chapel Community Development Ministry
Address	25 Boundary Street
Street Address Line 2	<i>Field not completed.</i>
City	Bluffton
State	South Carolina
Zip Code	29910
Applicant must be designated as a non-profit entity to receive ATAX funds. Is your entity a non-profit organization?	Yes

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Organization Primary Point of Contact

First Name	Ron
Last Name	James
Title	President
Phone Number	612-210-8181
E-mail Address	rj2jj2@msn.com

(Section Break)

Organization Secondary Point of Contact

First Name	Fedrick
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Last Name	Wilson
Title	Pastor
Phone Number	843-356-4052
E-mail Address	fedrickwilson1816@gmail.com

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Project Description: We are seeking to restore and rehabilitate the Historic Campbell Chapel to its original condition in service to its community, visitors and members.

Public Benefit

The Historic Campbell Chapel is a significant part of the city's history and restoring it to its original 1874 condition will allow it to be used as an educational and cultural hub for the community. It will join other historical venues, like the Heyward House and Garvin-Garvey House, as it provides an additional space for the town of Bluffton, its residents and visitors to host dialogues, lectures, destination weddings, concerts, and other events that bring people together to learn and experience the unique culture of the city.

Historic Background

The Historic Campbell Chapel AME (Historic Registry No. 10003688) was built in 1853 for a Methodist Congregation. The simple rectangular plan of the original structure is typical of the Greek Revival style, commonly used for church and civic buildings in the United States in the 1850s. One of two churches to survive the burning of the Town of Bluffton, South Carolina during the Civil War, nine formerly enslaved people, some of whom probably helped build and worshipped in the church, formally purchased it for \$500 in 1874 from its congregation.

The new congregation, now freedmen after the Civil War, united with the African Methodist Episcopal (AME) denomination. Throughout the Reconstruction and Post-reconstruction eras, Campbell Chapel AME church served as a hub for education, political organization, and spiritual support for the freedmen. For many within the Bluffton community, the church's Sunday School represented their sole educational resource and opportunity.

The Historic Campbell Chapel is listed on the National Register (2019) and the Reconstruction Era National Historic Network

(2023). Substantial portions of the original 1853 fabric still remain as part of the current structure. However, much of this fabric is in a deteriorated condition. The building in its current state is NOT stabilized.

This project will correct years' worth of accumulated deterioration and restore the structure to its 19th century appearance. This project will also remove 1967 additions which have produced structural and environmental impacts the historic structure was not designed to handle.

The Historic Campbell Chapel Restoration and Rehabilitation

The Historic Campbell Chapel Rehabilitation and Restoration began with an A/HTAX grant of \$140,000. from Beaufort County in 2020-2021, providing resources to engage a leading historic Architect (James McGhee) and historic preservationists (Landmark Preservation) to develop architectural and construction plans and a budget for a multi phased approach.

On October 10, 2023, the Town of Bluffton awarded the Historic Campbell Chapel an ATAX reimbursable grant of \$127,000 for its restoration and rehabilitation to be used within two years of the grant date. To date, we have been reimbursed \$86,917 (May 2025) and will complete work for final reimbursement of \$40,083 in September of 2025.

In preparation for beginning construction, we detected erosions threatening the stability of the Historic Chapel. Contractors assessed the damage, finding substantial evidence of leaks and water damage increasing the threat of rot and termite infestation. We also uncovered the need for asbestos removal.

Focusing our attention on immediate threats to the structure, we secured the services of an Asbestos Removal Company and a Preservation Company to assess, remove and abate the asbestos and begin to stabilize the building. We began the asbestos work and were able to complete it in late 2024 continuing into 2025 with selective removals and stabilization of the building. We now anticipate completion of the overall project in 2026.

The Town of Bluffton's support enabled us to move from a pre-construction planning phase to a construction phase. Working with our construction company, Landmark Preservation, we have updated our overall project costs to reflect inflation and the need to address construction issues and new discoveries as we open the fabric of the structure.

The Phases include:

Pre-construction

- Phase 1 – Building assessment, architectural and construction planning

Construction

- Phase 1 – Asbestos assessment, removal, abatement and beginning stabilization
- Phase 2 – Selective removals and stabilization
- Phase 3 – Exterior removals and restoration
- Phase 4 – Interior rough-in and framing
- Phase 5 – Interior Finishes
- Phase 6 – New Additions (bathrooms and ADA requirements)

In Conclusion

Equally important to helping us advance the construction phases, the investment of the Town of Bluffton in our project has helped us attract other sources of funding. We were awarded and have received funding from the State of South Carolina Legislature in the fall of 2024 in the amount of \$200,000 and have been awarded a \$219,000 matching grant from the National Fund for Sacred Places. A grant from the Town of Bluffton of \$109,000 would help us access 50% of the National Fund for Sacred Places (or another \$109,000).

We are very appreciative of The Town of Bluffton's support as its grant continues to be a key part in helping us build and maintain momentum.

List any required permits, if applicable. If none, type "N/A":

We have been working with the Town of Bluffton and securing permits as required.

Describe all planned advertising and marketing for this project/event:

To date, we have created a website (historiccampbellchapel tours.com) describing the history and progress of the Historic Campbell Chapel Restoration and Rehabilitation. We are receiving positive interest and following.

Please list all media outlets you intend to utilize for your project/event (i.e. names of magazines, TV and radio stations, etc.):

N/A

All advertising/marketing paid for with Town of Bluffton Accommodations Tax dollars **must** incorporate the branding shown here: **Town of Bluffton Brand Standards**. The use of the Town's logo must meet the design standards outlined at the aforementioned link and be approved by the Town. Designs may be submitted electronically using this **link**. Please allow five (5) business days for approval.

Impact on or Benefit to
Tourism:

The Historic Campbell Chapel is a significant part of the city's history and restoring it to its original 1874 condition will allow it to be used as an educational and cultural hub for the community. It will join other historical venues, like the Heyward House and Garvin-Garvey House, as it provides an additional space for the town of Bluffton, its residents and visitors to host dialogues, lectures, destination weddings, concerts, and other events that bring people together to learn and experience the unique culture of the city.

"Tourist" means a person who does not reside within the corporate limits of the Town or within a Town zip code that takes a trip into the corporate limits of the Town for any purpose, except daily commuting to and from work.

"Travel" and **"Tourism"** mean the action and activities of people taking trips outside their home communities for any purpose, except daily commuting to and from work.

Additional Comments: *Field not completed.*

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

FINANCIAL INFORMATION

To download the Town's required Line-Item Budget Form, click here:
<https://www.townofbluffton.sc.gov/DocumentCenter/View/4295/ATAX-Grant-Application-Line-Item-Budget-Form>

Download and save the form and hit "Back" in your web browser to return to the application. Once the form is completed, attach it on the following line.

Town's required Line-
Item Budget Form:

[ATAX Grant Application Line-Item
Budget_202410070635418371 \(1\).pdf](#)

Most Recent Fiscal Year [12.31.24 Preliminary report \(3\).pdf](#)
 Balance Sheet and Profit
 and Loss Accounting
 Statement

Financial Guarantee [Partnership - Signed.pdf](#)

Applicant must provide a copy of official minutes wherein the sponsoring organization approves the project and commits the organization to financial responsibility for carrying it out to the stage of completion.

Please attach Budget vs. [25.docx](#)
 Actual statements for
 prior two years events.

Please attach Budget vs. [Campbell Chapel Restoration PHASED Budget -2-26-25 Rev 1.pdf](#)
 Actual statements for
 prior two years events.

(Section Break)

Have you requested,
 received, or been
 awarded ATAX funding
 from other state or local
 entities for this
 project/event?

Yes

If yes, please list all
 sources and amounts:
 Awarding Agency

Beaufort County

Amount \$140,000.00

Awarding Agency Town of Bluffton

Amount \$127,000.00

Have you received or
 been awarded ATAX
 funding from other state
 or local entities for any
 other project/event?

No

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

PRIOR RECIPIENT'S REPORT

If your organization has received ATAX funding from the Town of Bluffton in previous years, you must complete the below information.

If you have not received ATAX funding from the Town of Bluffton, please answer "No" and skip this section, and sign and submit your application.

Has your organization previously received ATAX funds from the Town of Bluffton?	Yes
Project/Event Name	Historic Campbell Chapel ATAX Grant
Year Awarded	2023
Amount Awarded	127,000.00
Was a final report submitted?	No
If no please explain why and indicate when the final report will be submitted.	The work is in process and we provide quarterly updates. We have submitted and been reimbursed \$86,917.00 for work done to date. We anticipate completion of grant by September, 2025 and will submit final request for \$40,083.00.
What was the event's total attendance	Not applicable
What was the total number of tourists?	Not applicable
What was the percentage of tourists?	Not applicable
(Section Break)	
Please attach a copy of your organization's IRS Designation Letter showing your non-profit status .	501 c 3 IRS Letter.tif
Please upload a copy of your current Town of Bluffton Business License, which is	Campbell Chapel AME CCCDM Business Licence.pdf

required of all
applicants.

Additional Application Documents	<i>Field not completed.</i>
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Additional Application Documents	<i>Field not completed.</i>
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Additional Application Documents	<i>Field not completed.</i>
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Additional Application Documents	<i>Field not completed.</i>
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Additional Comments	<i>Field not completed.</i>
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TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

All applicants will be required to come before the Accommodations Tax Advisory Committee (ATAC) and answer any and all questions when scheduled to do so.

Any organization awarded funds for advertising/marketing must incorporate the Bluffton Heart of the Lowcountry brand logo in all promotional materials and advertising.

The South Carolina Freedom of Information Act (FOIA) defines a “public body” as any organization or corporation supported in whole or in part by public funds or expending public funds. If awarded, your organization's acceptance of public funds from the Town of Bluffton may cause your organization to come within the meaning of “public body” as defined by the Freedom of Information Act. S.C. Code Ann. §30-4-10, et seq. (Supp. 2002). Accordingly, this is to advise that by accepting public funds, your organization may be subject to the South Carolina Freedom of Information Act.

By submitting this application, the organization certifies that it has read and understands the paragraphs above. The organization additionally certifies that it does not discriminate in any manner on the basis of race, color, national origin, age, sex, disability, religion, or language and that all funds that may be received by the applicant organization from the Town of Bluffton, South Carolina will be solely used for the purposes set forth in this application and will comply with all laws and statutes, including the South Carolina Code of Laws regarding Allocations of Accommodations Tax Revenues.

**By typing your name below, you are signing this application electronically.
You agree that your electronic signature is the legal equivalent of your manual
signature on this application.**

Signature	Ron James
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Signatory's Title or Position	President
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Email not displaying correctly? [View it in your browser.](#)



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

CAMPBELL CHAPEL COMMUNITY
DEVELOPMENT MINISTRY
P O BOX 83
BLUFFTON, SC 29910

Date:
02/01/2021
Employer ID number:
82-3632224
Person to contact:
Name: Jason Sammons
ID number: 31616
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
May 15, 2020
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053627004990

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

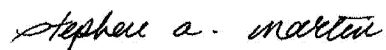
Based on the information you submitted with your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

A handwritten signature in cursive script that reads "Stephen A. Martin".

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

TOWN OF BLUFFTON

TOWN OF BLUFFTON -

Expires:04/30/2026

License No.	25-02-5620	Business Name:	Campbell Chapel Community Development Ministry
Date Issued:	02/11/2025		
NAICS Title:	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	Business DBA Name:	Campbell Chapel Community Development Ministry
Business Type:	Non-Profit Ministry	Physical Address:	25 BOUNDARY ST BLUFFTON SC 29910

NON-TRANSFERABLE | TO BE PLACED IN A CONSPICUOUS PLACE

Section 6-21 Purpose and Duration of Business License

ALL BUSINESSES LOCATED IN THE TOWN OF BLUFFTON MUST POST THE BUSINESS LICENSE IN A VISIBLE LOCATION WITHIN THE BUSINESS LOCATION AS REFERENCED ABOVE AND IS VALID FOR THIS LOCATION ONLY. ALL BUSINESSES LOCATED OUTSIDE THE TOWN OF BLUFFTON MUST KEEP A CURRENT COPY WHILE CONDUCTING BUSINESS INSIDE THE TOWN OF BLUFFTON. CHANGE IN LOCATION OR OWNERSHIP REQUIRES A NEW LICENSE. IF THE BUSINESS IS CLOSED, CONTACT OUR OFFICE AT 843-706-4501 TO UPDATE ACCOUNT.

Dr. Jon R. Black
Campbell Chapel A.M.E. Church
25 Boundary St
Bluffton, SC 29910

TOWN OF BLUFFTON
ACCOMODATIONS TAX GRANT APPLICATION BUDGET
REVENUES

Revenues - Cash

Sponsorships	\$	
Donations	\$	100,000.00
ATAX Grants/Funding from Other Entities*	\$	140,000.00
<i>* Do NOT include anticipated award funds requested in this application</i>		
Other Grants (please name): State of South Carolina Funding	\$	200,000.00
Vendor Fees	\$	
Registration Fees	\$	
Other Fees (please name):	\$	
Other Fees (please name):	\$	
Mercandise Sales	\$	
Other Sales (please name):	\$	
Other Sales (please name):	\$	
Other Revenue (please name): National Fund for Sacred Places	\$	219,000.00
Other Revenue (please name): Town of Bluffton ATAX Grant (2023)	\$	127,000.00
Revenues - In-Kind Contributions		
Volunteer Hours	\$	
Donated Items	\$	
Donated Services	\$	
Other (please name):	\$	
Other (please name): Town of Bluffton Preservation Grants (2) @ \$20	\$	40,000.00
Other (please name):	\$	
Total All Revenue Sources:	\$	826,000.00

TOWN OF BLUFFTON
ACCOMODATIONS TAX GRANT APPLICATION BUDGET
EXPENSES

Eligible Tourism-Related Expense Categories (per SC Code of Laws)

Amount

Advertising & Promotion of Tourism or Arts and Cultural Events

Local Newspaper/Digital Advertising	\$
Regional Newspaper/Digital Advertising	\$
National Newspaper/Digital Advertising	\$
Local Magazine/Digital Advertising	\$
Regional Magazine/Digital Advertising	\$
National Magazine/Digital Advertising	\$
Local Radio Advertising	\$
Regional Radio Advertising	\$
National Radio Advertising	\$
Local Television Advertising	\$
Regional Television Advertising	\$
National Television Advertising	\$
Billboards	\$
Social Media Advertising	\$
E-mail and/or Text Blasts	\$
Postcards/Mailers	\$
Posters/Banners/Signage	\$
Graphic Design of Marketing/Writing or Press Releases	\$
Web Hosting for Event (not organization)	\$
Other (please name): Pre Construction Phase (Assessment and Plan	\$ 140,000.00
Other (please name): Construction Phase 1 (Asbestos and Stabilizati	\$ 134,834.00
Other (please name): Construction Phase 2 (Selective Removals/Rep	\$ 243,228.00
Other (please name): Construction Phase 3 (Exterior Restoration)	\$ 694,493.00
Other (please name): Construction Phase 4 (Interior rough-iin and fra	\$ 197,313.00

Facilities for Civic and Cultural Events

Rentals: Tables, Chairs, Stages, Tents	\$
Rental: Sound, Audio Equipment	\$
Construction	\$
Repairs to Facilities	\$
Maintenance of Facilities	\$
Other (please name): Construction Phase 5 (Interior Finishes)	\$ 322,562.00
Other (please name): Construction Phase 6 New Additions (Bathroo	\$ 382,883.00
Other (please name):	\$

TOWN OF BLUFFTON
ACCOMODATIONS TAX GRANT APPLICATION BUDGET
EXPENSES

Eligible Tourism-Related Expense Categories (per SC Code of Laws)

Amount

Tourist Transportation

Company Name: \$

Company Name: \$

Public Facilities

Temporary/Portable Restrooms \$

Permanent Restrooms \$

Parks \$

Parking Lots \$

Other (please name): \$

Other (please name): \$

Municipality and County Services

Dumpster Rental/Trash Hauling \$

Security Provided by Bluffton Police Department \$

Security **NOT** Provided by Bluffton Police Department \$

Total of ATAX Eligible Expenses: \$ 2,115,313.00

Other/Ineligible Expenses

Applicants should list all other project/event expenses that are not eligible for ATAX funds and not listed above.

Item

Amount

\$ 0

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total of Other/Ineligible Expenses: \$

Total Project/Event Budget: \$ 2,115,313

Total Project/Event Profit or Loss \$ 0

Management Report

Campbell Chapel Community Development Ministry
For the period ended December 31, 2024

Prepared by

Cassidy Advisors and Accountants

Prepared on

May 15, 2025

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Statement of Financial Position Comparison

Jan 1 - Dec 31 2024

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF DECEMBER 31, 2024	AS OF DECEMBER 31, 2023 (PY)
Assets		
Current Assets		
Bank Accounts		
Community Foundation-Lowcountry Fund	6,717.47	26,491.30
Money Market 5967	34,834.38	34,661.14
Palmetto State Bank 9863	48,481.57	
Truist 4004	202,525.45	2,243.61
Total for Bank Accounts	\$292,558.87	\$63,396.05
Accounts Receivable		
Other Current Assets		
Total for Current Assets	\$292,558.87	\$63,396.05
Fixed Assets		
Buildings	1,000.00	1,000.00
Land	500.00	500.00
Total for Fixed Assets	\$1,500.00	\$1,500.00
Other Assets		
Total for Assets	\$294,058.87	\$64,896.05
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
Credit Cards		
Other Current Liabilities		
Due to Campbell Chapel AME	18,456.00	
PSB Line of Credit	101,123.84	
Total for Other Current Liabilities	\$119,579.84	0
Total for Current Liabilities	\$119,579.84	0
Long-term Liabilities		
Total for Liabilities	\$119,579.84	0
Equity		
Change in Net Assets	-44,560.77	-23,550.00
Net Income	109,582.98	-21,010.77
Perm Restricted Assets	60,105.31	60,105.31
Temp Restricted Assets	46,901.51	46,901.51
Unrestricted Net Assets	2,450.00	2,450.00
Total for Equity	\$174,479.03	\$64,896.05

DISTRIBUTION ACCOUNT	TOTAL	Attachment 10
	AS OF DECEMBER 31, 2024	AS OF DECEMBER 31, 2023 (PY)
Total for Liabilities and Equity	\$294,058.87	\$64,896.05

Statement of Activity % of Total Income

Jan 1 - Dec 31 2024

Attachment 10

DISTRIBUTION ACCOUNT	TOTAL	
	JAN 1 - DEC 31 2024	% OF INCOME
Income		
Donations Income	34,332.34	13.5 %
Grant income	220,000.00	86.5 %
Total for Income	\$254,332.34	100.0 %
Cost of Goods Sold		
Architect	2,000.00	0.79 %
Asbestos removal	108,051.00	42.48 %
Stabilization / Removals	13,428.84	5.28 %
Total for Cost of Goods Sold	\$123,479.84	48.55 %
Gross Profit	\$130,852.50	51.45 %
Expenses		
150th Anniversary Program expenses	15,885.00	6.25 %
Bank Charges & Fees	275.50	0.11 %
Fundraising Expenses	2,247.00	0.88 %
HC Program Expenses	1,218.28	0.48 %
Interest Paid	1,774.78	0.7 %
Office Supplies & Software	105.06	0.04 %
Reimbursable Expenses	500.00	0.2 %
Travel	-0.12	-0.0 %
Total for Expenses	\$22,005.50	8.65 %
Net Operating Income	\$108,847.00	42.8 %
Other Income		
Interest Income	506.36	0.2 %
Investment income (losses)	229.62	0.09 %
Total for Other Income	\$735.98	0.29 %
Other Expenses		0.0 %
Net Other Income	\$735.98	0.29 %
Net Income	\$109,582.98	43.09 %

Statement of Activity by Class

Jan 1 - Dec 31 2024

Attachment 10

DISTRIBUTION ACCOUNT	ADMIN	PHASE 1	PHASE 2	PHASE 3	TOTAL
Income					
Donations Income	34,332.34				34,332.34
Grant income		20,000.00	200,000.00		220,000.00
Total for Income	34,332.34	20,000.00	200,000.00	0	\$254,332.34
Cost of Goods Sold					
Architect		2,000.00			2,000.00
Asbestos removal		108,051.00			108,051.00
Stabilization / Removals		13,428.84			13,428.84
Total for Cost of Goods Sold	0	123,479.84	0	0	\$123,479.84
Gross Profit	34,332.34	-103,479.84	200,000.00	0	\$130,852.50
Expenses					
150th Anniversary Program expenses	15,885.00				15,885.00
Bank Charges & Fees	275.50				275.50
Fundraising Expenses	2,247.00				2,247.00
HC Program Expenses	1,218.28				1,218.28
Interest Paid	1,774.78				1,774.78
Office Supplies & Software	105.06				105.06
Reimbursable Expenses	500.00				500.00
Travel				-0.12	-0.12
Total for Expenses	22,005.62	0	0	-0.12	\$22,005.50
Net Operating Income	12,326.72	-103,479.84	200,000.00	0.12	\$108,847.00
Other Income					
Interest Income	506.36				506.36
Investment income (losses)	229.62				229.62
Total for Other Income	735.98	0	0	0	\$735.98
Other Expenses					
Net Other Income	735.98	0	0	0	\$735.98
Net Income	13,062.70	-103,479.84	200,000.00	0.12	\$109,582.98

Campbell Chapel A.M.E. Church

25 Boundary Street

P. O. Box 83

Bluffton, SC 29910

CAMPBELL CHAPEL AME CHURCH AND CAMPBELL CHAPEL COMMUNITY DEVELOPMENT 501 C 3 PARTNERSHIP AGREEMENT

Campbell Chapel AME Church (CCAME) established the Campbell Chapel Community Development Ministry (CCCDM) 501 c 3 to serve as the property manager for all real estate and to supervise, resource, manage and maintain the Historic Campbell Chapel.

Purpose:

The purpose of the CCCDM is to manage real estate owned by CCAME focusing on the renovation of the Historic Chapel including fundraising, grant writing, developing a comprehensive preservation plan, hiring professional services, and reporting and updating the Campbell Chapel Official Board.

Mission Statements:

The mission of the CCAME is to minister to the spiritual, intellectual, physical, emotional, and environmental needs of all people by spreading Christ's liberating gospel through word and deed.

The mission of the CCCDM is to preserve and share the history of CCAME by the restoration, rehabilitation, and maintenance of its edifices in service to its community, visitors and members.

Roles and Responsibilities:

The CCAME's primary edifice is its facility at 25 Boundary Street in Bluffton, SC. The CCAME Board of Trustees, which reports to the CCAME Official Board, is responsible for the daily maintenance and upkeep of the CCAME campus.

CCCDM, which reports to the CCAME Official Board, will supervise the resourcing, management, and maintenance of the Historic Chapel located at 23 Boundary Street, SC.

The CCCDM Property Manager will manage all leasing and rental agreements for all CCAME properties.


The Agreement:

This agreement will start on November 12, 2023, and will continue indefinitely or until mutual consent of termination or the close of the renovation project—at which time- the agreement will be revised.

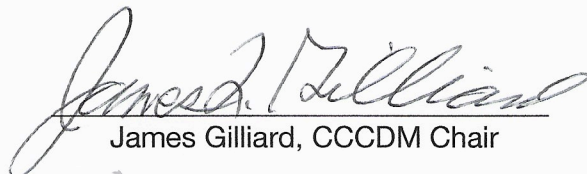
- All partners are expected to agree to the principles of partnership.

- All partners shall work together in unity and love for the common cause of restoring and maintaining the Historic Chapel.
- CCCDM shall assist and advise the congregation in recruiting professionals in the renovation process.
- CCCDM shall provide a representative to the Official Board Meetings of the congregation.
- A representative from the Official Board of CCAME shall be appointed to CCCDM's Board and is expected to attend their regular meetings.
- CCCDM shall develop and submit to CCAME an annual budget. The annual budget will govern the fundraising and expenditures for the Historic Chapel. CCAME will ensure proper systems, reporting, and controls are in place to properly execute the budget.
- CCCDM shall have access to all funds raised in the name of the Historic Chapel, and administer them consistent with the Official Board of CCAME's vision.
- CCCDM shall have online access to the Historic Chapel's Fund at the Community Foundation of the Lowcountry, and administer them consistent with the Official Board of CCAME's vision.
- If the partnership is terminated, any funds left in the CCCDM accounts shall be transferred to the Campbell Chapel Historic Church Fund at the Community Foundation of the Lowcountry.
- Approved at an Official Church Conference on this 12th day of November 2023.

Signatures



Rev. Dr. Jon R. Black, Pastor



James Gilliard, CCCDM Chair

CAMPBELL CHAPEL - PHASED RESTORATION AND ADDITION CONSTRUCTION ESTIMATE

February 26, 2025

LINE ITEM	ITEM TOTALS	PHASE I FORENSIC EVALUATION, PLANNING, ABATEMENT & SELECTIVE REMOVALS	PHASE II REMAINING SELECTIVE REMOVALS & STRUCTURAL REPAIRS	PHASE III EXTERIOR RESTORATION & SITE WORK	PHASE IV INTERIOR ROUGH- IN (FRAMING & MEP)	PHASE V INTERIOR FINISHES	PHASE VI NEW ADDITION	TOTALS
		COMPLETED	1st-2nd Qtr. 2025	2nd-3rd Qtr. 2025	3rd-4th Qtr. 2025	4th Qtr. 2025	2026	
Phase I Paid for Forensic Evaluation & Planning	\$ 140,000.00	\$ 140,000.00						\$ 140,000.00
Phase I Paid for Abatement and Removals, etc.	\$ 103,026.00	\$ 103,026.00						\$ 103,026.00
GENERAL CONDITIONS								
Project Management	\$ 108,000.00	\$ 5,000.00	\$ 13,338.40	\$ 44,139.60	\$ 17,085.60	\$ 28,436.40		\$ 108,000.00
Storage container(s)	\$ 5,400.00		\$ 916.92	\$ 2,206.98	\$ 854.28	\$ 1,421.82		\$ 5,400.00
Chemical toilets	\$ 2,700.00	\$ 331.83	\$ 126.63	\$ 1,103.49	\$ 427.14	\$ 710.91		\$ 2,700.00
Waste Disposal Fee	\$ 9,000.00	\$ 1,000.00	\$ 5,840.00	\$ 720.00	\$ 720.00	\$ 720.00		\$ 9,000.00
Jobsite truck/fuel	\$ 4,050.00	\$ 497.75	\$ 189.94	\$ 1,655.24	\$ 640.71	\$ 1,066.37		\$ 4,050.00
Aerial Lift Rental	\$ 11,250.00		\$ 2,812.50	\$ 8,437.50				\$ 11,250.00
Misc. Equipment Rental	\$ 5,625.00			\$ 5,625.00				\$ 5,625.00
Small tools & supplies	\$ 5,625.00	\$ 691.31	\$ 263.81	\$ 2,298.94	\$ 889.88	\$ 1,481.06		\$ 5,625.00
Mobilization/Temporary Protection	\$ 10,305.00	\$ 500.00	\$ 1,249.78	\$ 4,211.65	\$ 1,630.25	\$ 2,713.31		\$ 10,305.00
Permits/Licenses	\$ 5,625.00		\$ 5,625.00					\$ 5,625.00
Scaffolding Erection & Dismantling	\$ 44,055.00		\$ 7,480.54	\$ 18,005.28	\$ 6,969.50	\$ 11,599.68		\$ 44,055.00
Scaffolding Rental	\$ 18,585.00		\$ 3,155.74	\$ 7,595.69	\$ 2,940.15	\$ 4,893.43		\$ 18,585.00
SITEWORK & SELECTIVE REMOVALS								
Addition Removals	\$ 52,425.00		\$ 52,425.00					\$ 52,425.00
Interior Removals	\$ 12,262.50	\$ 12,262.50	\$ -					\$ 12,262.50
Exterior Removals	\$ 9,337.50	\$ 2,500.00	\$ 6,837.50					\$ 9,337.50
Front Porch Temporary Shoring	\$ 12,645.00			\$ 12,645.00				\$ 12,645.00
Front Porch Slab and Stair Removal	\$ 10,957.50		\$ 10,957.50					\$ 10,957.50
Chimney Removal (in attic)	\$ 1,867.50		\$ 1,867.50					\$ 1,867.50
Landscaping & Hardscaping Allowance	\$ 29,295.00					\$ 29,295.00		\$ 29,295.00
Site Civil Allowance	\$ 40,545.00			\$ 40,545.00				\$ 40,545.00

CONCRETE/FOUNDATIONS								
Foundation Repair & Repointing	\$ 31,950.00		\$ 31,950.00					\$ 31,950.00
Foundation for New Addition	\$ 29,025.00						\$ 29,025.00	\$ 29,025.00
METALS								
Misc. Metals	\$ 14,985.00			\$ 14,985.00				\$ 14,985.00
Metals/Balustrades for New Addition	\$ 20,137.50						\$ 20,137.50	\$ 20,137.50
CARPENTRY								
Framing Repairs	\$ 46,350.00		\$ 37,080.00		\$ 9,270.00			\$ 46,350.00
Exterior Carpentry	\$ 58,050.00			\$ 58,050.00				\$ 58,050.00
Interior Carpentry	\$ 37,575.00				\$ 3,757.50	\$ 33,817.50		\$ 37,575.00
Interpretation of Balcony	\$ 14,400.00				\$ 1,440.00	\$ 12,960.00		\$ 14,400.00
Bell Tower	\$ 69,300.00			\$ 69,300.00				\$ 69,300.00
Bell Tower Finial	\$ 6,952.50			\$ 6,952.50				\$ 6,952.50
Front Porch (Framing, Decking, Balustrade)	\$ 37,575.00			\$ 37,575.00				\$ 37,575.00
Flooring Repairs (sanctuary in-kind) Allowance	\$ 20,137.50					\$ 20,137.50		\$ 20,137.50
Screening Between Piers	\$ 12,712.50			\$ 12,712.50				\$ 12,712.50
Framing for New Addition	\$ 23,175.00						\$ 23,175.00	\$ 23,175.00
Stairs & Stoops for New Addition	\$ 17,325.00						\$ 17,325.00	\$ 17,325.00
Exterior Carpentry for New Addition	\$ 23,175.00						\$ 23,175.00	\$ 23,175.00
Interior Carpentry for New Addition	\$ 15,637.50						\$ 15,637.50	\$ 15,637.50
THERMAL & MOISTURE PROTECTION								
Sanctuary Roof & Flashings Replacement (Galvanized Steel)	\$ 114,255.00			\$ 114,255.00				\$ 114,255.00
Bell Tower Roofing & Flashings	\$ 11,835.00			\$ 11,835.00				\$ 11,835.00
New Addition Roofing, Flashing, Gutters, Rain Chains, etc.	\$ 28,710.00						\$ 28,710.00	\$ 28,710.00
Insulation (Sanctuary)	\$ 28,710.00			\$ 28,710.00				\$ 28,710.00
Insulation (Addition)	\$ 6,210.00						\$ 6,210.00	\$ 6,210.00
DOORS & WINDOWS								
Window Replacement	\$ 82,440.00		\$ 35,000.00	\$ 47,440.00				\$ 82,440.00
Jib Doors	\$ 7,965.00		\$ 4,000.00	\$ 3,965.00				\$ 7,965.00
Exterior Door Repairs	\$ 11,475.00			\$ 11,475.00				\$ 11,475.00
New Addition Interior Doors	\$ 13,680.00			\$ 6,840.00		\$ 6,840.00		\$ 13,680.00

Attachment 10

New Addition Exterior Doors	\$ 5,670.00			\$ 2,835.00		\$ 2,835.00		\$ 5,670.00
New Addition Window Allowance	\$ 19,912.50						\$ 19,912.50	\$ 19,912.50
New Addition Glass Roof Allowance	\$ 17,460.00						\$ 17,460.00	\$ 17,460.00
FINISHES								
Exterior Paint (Sanctuary)	\$ 55,237.50			\$ 55,237.50				\$ 55,237.50
Interior Paint (Sanctuary)	\$ 40,725.00					\$ 40,725.00		\$ 40,725.00
Floor Refinishing (Sanctuary)	\$ 28,710.00					\$ 28,710.00		\$ 28,710.00
Drywall (Addition)	\$ 6,210.00						\$ 6,210.00	\$ 6,210.00
Exterior Paint (Addition)	\$ 13,387.50						\$ 13,387.50	\$ 13,387.50
Interior Paint (Addition)	\$ 10,462.50						\$ 10,462.50	\$ 10,462.50
Addition Flooring Allowance	\$ 10,710.00						\$ 10,710.00	\$ 10,710.00
SPECIAL CONSTRUCTION								
ADA Access/Elevator Lift Allowance	\$ 28,125.00						\$ 28,125.00	\$ 28,125.00
Bell Restoration	\$ 7,500.00					\$ 7,500.00		\$ 7,500.00
PLUMBING								
Plumbing Allowance	\$ 31,050.00						\$ 31,050.00	\$ 31,050.00
Plumbing Fixture & Accessory Allowance	\$ 6,862.50						\$ 6,862.50	\$ 6,862.50
MECHANICAL								
Mechanical Allowance	\$ 95,625.00				\$ 76,500.00		\$ 19,125.00	\$ 95,625.00
ELECTRICAL								
Electrical Allowance	\$ 112,500.00				\$ 56,250.00	\$ 39,375.00	\$ 16,875.00	\$ 112,500.00
Light Fixture Allowance	\$ 22,500.00					\$ 18,000.00	\$ 4,500.00	\$ 22,500.00
PROJECT SUBTOTALS	\$ 1,938,971.00	\$ 265,809.39	\$ 221,116.76	\$ 631,356.86	\$ 179,375.00	\$ 293,237.98	\$ 348,075.00	\$ 1,938,970.99
Contractor's Contingency (10%)	\$ 193,897.10	\$ 2,000.00	\$ 22,111.68	\$ 63,135.69	\$ 17,937.50	\$ 29,323.80	\$ 34,807.50	\$ 169,316.16
PROJECT TOTAL	\$ 2,132,868.10	\$ 267,809.39	\$ 243,228.44	\$ 694,492.55	\$ 197,312.50	\$ 322,561.77	\$ 382,882.50	\$ 2,108,287.15
		PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	TOTALS

Historic Campbell Chapel Restoration and Rehabilitation Project Budget (June 30, 2025)

Project Timeframes and Budget

Phase	Phase Description	Funds Required	Funds Raised	Funds Requested	Funding Source and Project Status
Pre Construction Phase					
1.	Building assessment, architectural and construction plans	\$140,000	\$140,000		Beaufort County Completed in 2020-21
Construction Phases					
1.	Asbestos discovery, assessment, treatment, abatement and stabilization	\$134,834	\$127,000 \$20,000		Town of Bluffton Asbestos addressed and completed in 2024 and some stabilization begun in early 2025
2.	Selective Removal (Interior and Exterior) and Repairs	\$243,228	\$200,000 \$20,000		State of South Carolina Currently in process (2 nd /3 rd Qtr. 2025) Town of Bluffton
3.	Exterior Restoration	\$694,493	\$219,000		National Fund for Sacred Places (2025)
				\$109,000	Town of Bluffton Requested for 4 th Quarter 2025
				\$375,000	Beaufort County Requested for 4 th Quarter 2025
4.	Interior Rough-in and Framing	\$197,313	\$100,000		Church/Member Contributions (2024 – 26)
				\$150,000	African American Cultural Heritage Action Fund Requested for 4 th Quarter 2025
5.	Interior Finishes	\$322,562			(2026)
6.	New Additions (Bathrooms and ADA Requirements)	\$382,883			(2026)
	Total of All Phases	\$2,115,313	\$826,000	\$634,000	Total Funds Raised (Also Outstanding Requests) \$1,460,000

Funds Raised and/or Project Completed ----- Funds Requested and/or Project in Process -----