

Personally, appeared before me, Kenneth Boggs, who, being duly sworn, deposes and says:

1. I am over 18 years of age and otherwise competent to provide this Affidavit and the testimony herein. I am not under the influence of alcohol, drugs, or any other intoxicating substances,
2. I served as an elected member of the Hanahan City Council from 2020 through 2024; my term of office has expired, and I last participated in a meeting as an elected official in December 2024.
3. In 2022, the City of Hanahan sold four pieces of real estate to a company named Yeamans Park LLC.
4. I was hesitant for the City of Hanahan to provide owner financing.
5. I was never informed that the City of Hanahan was paying a real estate commission in connection with the sale of these properties.
6. I did not learn that the City of Hanahan paid a real estate commission in connection with the sale of these properties to Yeamans Park LLC until after my term as an elected official had expired.
7. I was told by City officials that the City of Hanahan received an offer in response to a request for proposals.
8. In 2023, I learned that the buyer was not making payments to the City as required by the owner financing agreement.
9. I was upset that the City of Hanahan had allowed the buyer to be in default for many months without any action by the City.
10. In 2023, the City of Hanahan accepted a deed in lieu of foreclosure from the buyer, Yeamans Park LLC.
11. In September and October 2024, the City Council voted to rezone the four properties to "Town Center" while still owned by the City.
12. In November and December 2024, the City Council voted to authorize the sale of these four properties.

13. I am unaware of any public offering.
14. I am unaware of any listing.
15. I was told that the City had reached an agreement with a local developer whereby the developer would purchase the property for "above market value".
16. I do not recollect the exact purchase price.
17. I was told that Courtney Soler approached the developer directly in order to initiate negotiations.
18. I know that Michael Sally was involved in the negotiations for Hanahan's sale of the Williams Lane property to the developer, but I don't know the extent of his involvement.
19. I was not informed that the City of Hanahan was paying a real estate commission in connection with the sale of the Williams Lane property.
20. Prior to Courtney Soler joining the City, the City of Hanahan had minimal legal expenses. The City was not embroiled in legal disputes or conflicts at that time.
21. After Courtney Soler became the City Administrator, legal counsel inserted itself into every aspect of the government.
22. Prior to Soler, the Council rarely entered into executive session.
23. McQuillin's demeanor and conduct in the executive sessions became aggressive after I requested that Ray and his legal counsel be allowed to attend the council meeting to state their position; and at that point, it became obvious that McQuillin was advocating for a particular result.
24. On one occasion, I recollect that McQuillin stated, "If you don't vote the way I tell you to, then you are breaking the law."
25. Nearly all executive sessions were about Ray Wrenn, the Foster Creek PD, or the Bowen development.
26. The Council approved the hiring of Ross Appel because the Council wanted to introduce additional objectivity as to the disputes between City Staff and Ray Wrenn over the Foster Creek PD.
27. Ross Appel was selected by Soler and McQuillin.
28. At the time that City Council voted to approve the hiring of Ross Appel we were not informed that Ross Appel was actively representing Mac McQuillin as his personal attorney.

FURTHER, YOUR AFFIANT SAYETH NOT.

  
Kenneth Boggs

SWORN to and SUBSCRIBED before me

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_(L.S.)  
NOTARY PUBLIC for South Carolina

My Commission Expires: \_\_\_\_\_