



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
June 7, 2012

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

May 3, 2012

III. REPORTS

- A. Finance Committee
- B. Commercial / Economic Development Committee
- C. Residential Committee
- D. Boundary Street Update

IV. DISCUSSION ITEMS

- A. Rail to Trail

Proposed Mission Statement

The City of Beaufort Redevelopment Commission has been established to renovate, revitalize, and regenerate distressed areas of Beaufort.

BRC's mission is to lead a coordinated strategy of redevelopment and design strengthening the City of Beaufort as:

- The heart of economic development for Northern Beaufort County
- A prosperous place for business and institutions; and
- An attractive urban environment for residents and visitors

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

A meeting of the Beaufort Redevelopment Commission was held on May 3, 2012 at 5:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Jon Verity and Commissioners Mike McNally, Pat Kase, Martin Goodman, Keith Waldrop and Henrietta Goode.

Mike McFee, Alan Dechovitz and Wendy Zara were absent.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

The meeting was called to order at 5:05 p.m. by Chairman Verity.

MINUTES

Commissioner Goodman made a motion, second by Commissioner McNally, to approve the minutes of the April 5, 2012 meeting. The motion as written passed unanimously.

REPORTS

Finance Committee and Commercial / Economic Development Committee

Commissioner Goodman said the Finance Committee and the Commercial Committee met together to discuss incentives. **Josh Martin** will put all of the information together into one set of documents, Commissioner Goodman said. There was also discussion of other communities and how they are marketing their commerce parks. Mr. Martin said via phone that he is 75% done with the document.

Residential Committee

Commissioner McNally said progress on the old homes is slow, and he has worked with Patrick King and **Julie Goode** in regard to infill and helping with financing to fix up places and then rent them out. He gave out a hand out about the current work on seven houses and went on to discuss each of them. There are frustrations with communicating with the owners, he said, but they're doing their best. **Libby Anderson** said the family had met with an architect and wants to open a salon in their home on 1507 Prince Street. At 905 Wilmington Street, she said, the owner has passed away, and there has been difficulty finding the heir.

Faye Bostick, the daughter of the owner at 1203 Prince Street, is trying to sell their house, but there is a lot of work that needs to be done; Ms. Goode said it's listed at \$100,000, and if the price were lowered, it might be sold. Ms. Goode said it's contributing and historic. Commissioner McNally said Ms. Bostick should consider \$50,000 or less. Ms. Goode said it's a corner lot, and they should work with her on the price. Ms. Bostick has said she's in no position to take out a loan when told about the Lowcountry Housing Trust.

Commissioner McNally said there needs to be more work done on enforcement of code in regard to some properties.

Ms. Goode said 712 Congress (Frogmore Lodge) is on the market, and there appears to be a lot of interest. She also said that the details are being worked out; a grant for 1407 Duke Street was not awarded, but they believe they have the financing in place for stabilizing from another source in the next 6-8 weeks.

Chairman Verity said Lowcountry Housing Trust is looking for a full-time Beaufort representative. Mr. Martin said they are looking at people now for a 20-hour a week position to be split between Beaufort and Port Royal. They would work from City Hall but would work for both municipalities.

Boundary Street Redevelopment District

Mr. Martin said there was a meeting last week with the project team. They did get the SCDOT permit for Robert Smalls and Boundary Street realignment, so the engineers can move forward to continue that design. Many right-of-way issues are going on now, Mr. Martin said. The property owners on the parallel road and in Beaufort Plaza will meet next week. Early summer 2013 is still the planned start date, Chairman Verity confirmed.

Depot Building

Mr. Martin described who is funding the first phase of the Rail Trail project. Drawings have been made. There are plans not to have a trailhead at Allison but to begin it at the Depot Road Building. The trail was originally to go through the building. It's in "remarkable shape," Mr. Martin said. They are working with a design team in regard to parking, green space, etc. The city will issue an RFP for the building like they did for Lowcountry Produce at the Old City Hall. Half the building will be used as a part of the trail; the other part will be used for a bike shop, ice cream, etc. Mr. Martin said he'd send out a draft of the RFP. Mr. Martin said Scott Dadson wanted the Redevelopment Commission to contribute thoughts on the building.

Chairman Verity said Commissioner Goodman, Commissioner Dechovitz, and Commissioner Kase have been given the responsibility for the building. Chairman Verity said the Rail Trail will begin construction in November, and Mr. Martin said the draft engineering is already completed. Their timeline is expedited, Mr. Martin said. There was a general discussion about maintenance, and the amount of time it will take to build the trail.

Commissioner Goodman asked how firm they were about the trail going through the building. He has a few concerns about that. Mr. Martin said it will be open dawn to dusk. Commissioner Goodman asked if there would be "a side track for after hours," and Mr. Martin said yes, but it's not being promoted as an after-hours amenity. Commissioner Goode said working people may not be able to use it in the same way at least in the summer, so it might be advantageous to be useable 24 hours a day. Chairman Verity said he thought there would be lights. Mr. Martin said they're minimal. Their intent is not to have a 24-hour trail, he said. The neighborhood would not want that, he said. Chairman Verity said he agreed with Commissioner Goode.

Chairman Verity asked if the RFP process could begin by the end of next week, and Mr. Martin said yes. The edits will be done via e-mail. Commissioner McNally asked Mr. Martin if there had been discussion of when the following sections of trail might take place. Those with a business in the Depot would like to know when there would be a trail there. Mr. Martin said the county has said they are willing to move as quickly as possible, but they are not on a timeline. The building has to be leased, Mr. Martin added.

Chairman Verity said he met with the hospital about the building they are building, and they are planning to build a fence and sidewalk around the western space they have. It will be off the street with a grass median and a sidewalk.

Chairman Verity said the plans for the day dock have been reviewed with council, and they will meet soon with Harbormaster Rick Griffin. The merchants downtown are anxiously awaiting the day dock, and Chairman Verity expects that there will be information in May.

Commissioner McNally asked if there were updates on Bladen, Horse Trough Park, North Street, etc. Ms. Anderson said that DOT wants the city to submit a new application. The program has changed, so the maximum is \$400,000 now. Since the city got the first grant, DOT has assured the city that they are likely to get the second grant. The DOT is “into roads” not parks, she added. Commissioner McNally recapped some history with DOT about a year ago in regard to connecting Boundary Street and North. That a park came out of it “just happened,” so he was surprised and disappointed about the DOT’s reluctance now.

Ms. Anderson said in regard to Duke Street, the Commerce Department has approved the contract, and they hope for council to formally offer the reward this month. They hope they are on track for that, she said.

Commissioner Goode asked about the Moss property on Duke Street “where the horses are now.” Mr. Martin said he’s been in contact with a design professional for a master plan on the property, and Mr. Martin has “been keeping in touch.” Commissioner Goode said she’s talking about the horses that she has seen there. Ms. Anderson said she would look into it.

EXECUTIVE SESSION

On motion of Commissioner McNally, seconded by Commissioner Goodman, council voted to move into Executive Session pursuant to Title 30, Chapter 4, Section 70(a) (2) of the South Carolina Code of Laws to discuss contractual matters. **The motion was approved unanimously.**

Commissioner McNally, seconded by Commissioner Goode, made a motion to come out of Executive Session and resume the work session. The motion was approved unanimously.

There being no further business to come before the commission, **Commissioner Waldrop made a motion, second by Commissioner Goode, to adjourn the meeting. The motion passed unanimously,** and the meeting was adjourned at 6:00 p.m.