

A meeting of the Beaufort Redevelopment Commission was held on January 7, 2010 at 4:00 p.m. in the City Hall Conference Room at 302 Carteret Street. In attendance were Chairman Bob Pinkerton, Commissioners Martin Goodman, James Bellew, Gene Rugala, Mike McFee, Mike Sutton, Donnie Ann Beer, Mayor Keyserling, City Manager Scott Dadson, Mack Cook, and Shirley Hughes. Commissioner Gary Fordham was 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.

### **CALL TO ORDER**

The meeting was called to order at 4:07 p.m. by Chairman Pinkerton.

### **REVIEW OF MINUTES**

Commissioner Goodman made a motion to approve the minutes of the December 3, 2009 meeting. Mayor Keyserling seconded the motion. The motion passed unanimously.

### **UPDATE ON DOWNTOWN PARKING**

Mack Cook gave a handout on the first month of parking during the transition. In December, they wanted to assist the downtown merchants with maximizing their holiday sales. Followed Main Street Beaufort directives, in the third week, they issued polite citations for more-than-2-hour parking. Store to car assistance was offered from the ambassadors for shoppers. Revenues are lower because the meters were begged.

The goal for December was to do nothing to hinder retail sales. Internally, a permanent office was established downtown, doing business as Park Beaufort. They still need signs. They have joined Chamber of Commerce and Main Street Beaufort. They have transitioned parking enforcement from police to Park Beaufort seamlessly, as has maintenance from Public Works to Park Beaufort, and the work happening in City Hall. Mr. Cook said he has “no negatives to report.” They had a good meeting with the Marina official, who is happy with the interaction with Park Beaufort. They also met with Water Festival representatives and have begun dialogue with associations and leadership in The Point and Old Commons, which adjoin the downtown parking area, about whether they want a residential parking program.

Police would like Park Beaufort to take over the tour coordinator position. This will put a uniformed officer back on the streets and enable the watching of horses and a more consistent presence in The Point.

Mr. Cook said that how and where cars are parked has an impact on the stormwater drainage system. Changes to parking need to be done right the first time.

Meter roll out will be in phases, first at the Marina parking lot and the playground at Waterfront Park. Main Street Beaufort has recommended that the Marina spots be pay-by-space, as opposed to pay-by-receipt, so one doesn't have to return to one's car to add money.

Ms. Hughes said monthly leases don't show on the report. Commissioner Sutton asked for reporting in the future on the total number of spaces and the fees vs. collection for citations written. Ms. Hughes said that there are 467 meters but didn't know how many of those were leased. Commissioner Sutton said he wants to know if collection is being effective and being enforced. Mr. Dadson said council wanted costs for phasing; Mr. Cook said he has costs for the first 3 machines. Meters' revenue is being tracked by location now. Mr. Cook said in some locations, it's not feasible to put in a \$15,000 machine because the revenue isn't there.

Mr. Cook said the Chamber of Commerce parking spots for when they move into The Arsenal have been determined; it will affect 3 currently metered parking spaces. Users can use the pay station, which accepts quarters or cards. **Paul Trask** asked if "the Methodists" should be asked about a bus-unloading area along the driveway. Commissioner Beer said there's not enough room or turn radius. Conversation ensued about the matter with general assent that it would not work.

Commissioner Sutton asked when the public / stakeholders would be asked to be involved in the discussion about parking. Mr. Cook said the associations for The Point and Old Commons have already been in discussions. Matters such as striping, 2-hours vs. 4-hours, etc. will "hit the agendas" in February. Mr. Dadson said police, city, and sometimes DOT are involved in curb-striping. Mr. Cook said he wants to talk with Judge Tupper re: parking violations to ensure that ticketing is enforced at the court level.

#### **DISCUSSION OF RESCHEDULING REDEVELOPMENT RETREAT**

Mr. Dadson said City Council would like the Redevelopment retreat to be after theirs. The chairmen of the Redevelopment Commission and the Planning Commission have been invited to the council retreat. Everyone is invited to February 2<sup>nd</sup>, the first day of the council retreat for a look at "the state of the city." The second day is a working day for council and invited chairs. They will discuss prioritization of services. As in the comp plan, concentration of efforts will be on ongoing, 1-5 years, and code and policy, then resource allocation. Charter directives will be written, and the Redevelopment Commission will come with that to their own retreat. Mr. Dadson said there's an invitation to collaborate with Port Royal, BJWSA, county and others.

Mayor Keyserling said he expects it will be a very exciting time. There was general assent to moving back the Redevelopment Commission retreat until after the council's retreat.

#### **RESOLUTION TO ACCEPT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AWARD FOR REDEVELOPMENT OF BLADEN STREET**

Mr. Dadson said the grant will finish the infrastructure on the balance of Bladen Street. The city wants to use the grant to make Bladen Street what it could be. Additional funds were received that won't be necessary to the hard infrastructure part; the city would like to balance that to those projects that didn't get funded, such as housing and other infrastructure needs, etc. Mr. Dadson thinks council should turn that project over to the Redevelopment Commission to engage parties beyond what council can do to "leverage a full focus in that area."

Mayor Keyserling asked if CDBG would allow ownership to be turned over. Ms. Hughes said the city controls the funds. Commissioner Sutton said the Habitat grant was a city grant, but it was turned over to Habitat, and the same thing happened with the NSP. Mayor Keyserling said infrastructure things could be done as an incentive to a developer. Commissioner Sutton said there might be private funders or another opportunity that requires matching funds. In regard to housing needs, mixed uses, etc., they wanted to “leverage several objectives at a time.” The project is being managed by the CDBG, but the opportunities are being managed by the Redevelopment Commission at the behest of council. Mr. Dadson offered a variety of ideas about how the Redevelopment Commission might make this work.

Commissioner Rugala asked about the amount of the grant, and Mr. Dadson said it’s for \$800,000. Ms. Hughes said there’s another \$200,000 available, too, from another grant. Mr. Dadson said if bids cost more than they did in the first round “we’ll have a real nice talk with contractors.” They know what it should cost to finish it. Ms. Hughes said \$300,000 more was received than was expected. That plus the \$200,000 should be able to be used for more leveraging. Commissioner Sutton said grant-getting should be the first order of business. Mr. Dadson said stimulus monies aren’t going where they used to go. In the mid-90s, it changed. Local infrastructure isn’t around to disburse funds back out to the community because of private sector growth handling it. Ms. Hughes said South Carolina is staying at the state level with stimulus money and using it to balance the budget. Commissioner Sutton said someone needs to be on the watch on the Redevelopment Commission to find the money that’s out there.

**New Redevelopment Commission members**

Mayor Keyserling said there’ve been 14 applicants for the spots on the commission; 8 have been interviewed, and there will be 2 more next week. The applicants so far are good, very experienced in the areas that are needed for the Redevelopment Commission. The new board will be set up and seated hopefully before the Redevelopment Commission retreat, probably by the March meeting. A couple appointments could be made as early as next week, Mayor Keyserling said. He feels that those who aren’t selected for the Redevelopment Commission might be mixed with other boards or a session that looks at the whole development process.

**ADJOURNMENT**

There being no further business to come before the Commission, Commissioner Goodman made a motion to adjourn, seconded by Commissioner Rugala. The motion passed unanimously and the meeting was adjourned at 5:10 p.m.

ATTEST: \_\_\_\_\_  
SHIRLEY HUGHES, ACTING CITY CLERK