A meeting of the Beaufort Redevelopment Commission was held on November 3, 2011 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 Ed Barnhart, Wendy Zara, Martin Goodman, Henrietta Goode, and Mike McFee.

Mike McNally, Keith Waldrop, and Pat Kase 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.

CALL TO ORDER

The meeting was called to order at 5:00 p.m. by the chairman.

MINUTES

Commissioner Goodman made a motion, second by Commissioner McFee, to approve the October 6, 2011 minutes as submitted. The motion passed unanimously. Commissioner Zara abstained because she was not present at the meeting.

REPORTS

Finance Committee

Commissioner Zara said she had a meeting with City Manager Scott Dadson and **Naomi Leeman** about water, sewer, etc. There was a plan to have retro-fit or new development impact fees lowered for less water use. Mr. Dadson had said he disagreed and preferred an alterative, because he believes there is more capacity in the area than is used. He has asked for numbers. Commissioner Zara said she feels it's an interesting exercise, and Mr. Dadson has started the conversation with BJWSA.

Commissioner Zara said the committee is moving into a commercial and residential mode of "incentives." Mr. Dadson's conversation with BJWSA will cover both residential and commercial, she added.

There was a discussion of meetings' consolidation in November and December to optimize attendance. Commissioner Zara said she would ask Mr. Dadson for an update from BJWSA at that time.

Commercial Committee

Commissioner Goodman said the two newer projects they want to stay involved with are the Hoogenboom properties and the post office. Office of Civic Investment reps have met with the Hoogenbooms; they are interested in selling the old Boombears building, the Von Harten building, and another building near them. Commissioner Goodman has asked that someone do a walk-through for an estimate of what the properties might appraise for. Sometimes owners believe the properties are of different value than they actually are, Commissioner Goodman said, and he wants to avoid marketing them if that's the case. If there's an agreeable price

reached, however, with no commitments to that, Commissioner Goodman feels like there are people he could approach about the sale of those properties.

There was some discussion about the status of the post office building; **Mayor Keyserling** said he'd e-mail someone at GSA to see what the status is, and he is looking for a contact. In looking at the drawings, he said, for the building to be sellable, there will need to be a retail post office for it, he feels. Commissioner Goodman agreed that "no one wants to lose the downtown post office." Mayor Keyserling said the postmaster said they own the Charles Street property and lease Burton, so they might consolidate everything into the downtown post office, but Mayor Keyserling said it's unlikely to fit in that space. Also, they run a couple routes from there, but he feels that if they are given a proposal of the sort they're considering, it will be persuasive. Commissioner Goodman said he wants it to be clear that they are still going to have a post office there and a retail space but use the rest of the block to its greater potential. Mayor Keyserling said it will also solve a "serious stormwater problem."

There is not yet a date for the opening of Lowcountry Produce, Commissioner Goodman said. There has been contact made with John Williams. Commissioner Goodman felt sure that the owners were Chamber members, and he said they have hired someone to work with Main Street Beaufort. Commissioner Goodman said they have asked the lease amendment to include the parking lots and the city attorney is working on that.

Residential Committee

Chairman Verity said they have asked the Office of Civic Investment to provide a list of interesting properties for regular review on what's being done with them so that the Redevelopment Commission will know what is going on with each of them so that any initiatives in the Northwest Quadrant will not dissipate from inaction.

Mayor Keyserling said the city has long tried to encourage the Housing Authority to use their 501c3 to "think beyond rentals." There are reappointments up currently and council will be interviewing them to ensure that they are "forward-thinking."

Bladen Street Project & Boundary Street Project Update

The TIGER 3 grant was submitted Monday, Chairman Verity said, and there were good support letters. Commissioner Barnhart said he thought it was exceptionally well-done. **Craig Lewis** said they except to hear about it sometime in the first quarter, depending on the number of other applicants, etc. Mr. Lewis said the cost-benefit analysis was "eye-opening" with "great benefit to cost."

1403 Lafayette Street

Commissioner Zara said "workforce housing" is a preferable term to "affordable housing." Ms. Leeman said they wanted input from the Redevelopment Commission on such matters and others. They kept this draft of the RFP open at this time. There was a discussion about the sort of homes in the area of this property. Commissioner McFee said he has received phone calls from neighbors, probably due to the term "affordable housing," who are concerned that they

will have Housing Authority rental properties "behind them." Mr. Lewis said there are other rental properties in that area. Commissioner McFee said the property owners among the homes that back up to this one are the ones he's heard from.

Commissioner Zara raised discussion of "putting in price points" as opposed to calling it "affordable housing." Commissioner McFee said the homes would sell for $200,000 or less. $140-200,000 is the greatest activity in the marketplace right now. There was a discussion about what "affordable" was in Beaufort, including the Lowcountry Housing Trust's median income level. Mayor Keyserling said he thought "owner-occupied" and "market rate" were the key phrases to use.

Mr. Lewis said on the second page of the draft they have suggested limits: 30% are rental and 50% are workforce housing; the other half are owner-occupied or whatever term they decide on. Chairman Verity said he agreed that owner-occupied was the appropriate term. He said "council would probably not be opposed to providing incentive for someone to come in" and build houses there. Mayor Keyserling said he would want to see a budget of cost to profit, to ensure that the profit is not inflated. The city wants this to happen and "council will do what it takes, but not blindly." Ms. Leeman said there is a meeting Monday with the adjacent property owners. Commissioner McFee said that's probably why he's gotten the phone calls; he wasn't aware there was a meeting planned. Chairman Verity said "there will not be a huge number of units," and they should do what the neighborhood wants. Commissioner Zara agreed that they "don't need to have rental in there." Mr. Lewis said that Steve Tully might be interested in this, though Commissioner Zara said he hasn't been interested in workforce housing until now.

Commissioner Barnhart said he'd like builder review. Commissioner Goodman said he feels the land needs to be addressed. Commissioner Barnhart said it should say that "the price will be determined by the benefit derived by the city." Ms. Leeman said one of the planning goals was to show how a multi-unit could be done in the context of the neighborhood, where "rental is big." Chairman Verity said the Redevelopment Commission members will review it and return comments.

ADJOURNMENT

There being no further business to come before the commission, **Commissioner Barnhart made a motion to adjourn, second by Commissioner Zara. The motion passed unanimously** and the meeting was adjourned at 5:47 pm.

ATTEST: _____

IVETTE BURGESS, CITY CLERK