

A meeting of the Beaufort Redevelopment Commission was held on April 8, 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 McNally, Denise Bolin, Ed Barnhart, Wendy Zara, and Jon Verity and City Manager Scott Dadson, Mack Cook, and Shirley Hughes.

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 4:02 p.m. by Chairman Pinkerton.

PARKING UPDATE

Mr. Cook said he, Randall Birch, and Lanelle Fabian from Main Street Beaufort had met as a working group. Mr. Cook presented the Redevelopment Commission with parking numbers for March. Parking revenues (fines, meter revenue and flat lot parking) were \$25,530 for March. He stressed that the increase in revenue is not driven by fines. The relationship of revenue to fines is staying constant (80-20% as it's been in the past); revenue is being increased by enforcement. Citations are largely for expired meters. The authority to enforce illegal parking/non-meter violations has been delegated by the police to Lanier. Through the end of February, there was approximately a \$20,000 loss to the city from set-up costs; the city has subsidized that and now has broken even in two months and revenue exceeded expenses in March.

Mr. Cook showed anticipated cash flows from 3-10 to 6-10 and said there's an expected surplus by the end of the fiscal year. New meters are expected to be in place by Memorial Day weekend and meter fees will rise to \$1 an hour which is projected to increase revenue. The city is looking to recoup capital equipment costs. Ms. Hughes said 10% of the anticipated \$27,000 a month will be placed in a reserve account so when the new meters need to be replaced, there will be money for that. The other will be distributed 15-85% between Main Street Beaufort and the Redevelopment Commission.

Carlotta Ungaro said the Chamber of Commerce has been talking with a bus company that is bringing in 6 buses; the tour operator asked what can be done for them at the Marina where the tour bus spaces are sometimes filled with boats. Mr. Cook said there are 6 spots that could accommodate that. He doesn't know if it's first-come, first-served. Ms. Ungaro said her concern is that there have been no spots in the past and the company has paid for a permit. Alice Luther from Lanier said that tourists can be unloaded at the corner of Craven and Carteret. Mr. Cook said the Dukes have offered their property, and Mr. Dadson said there's another lot available. Mr. Cook said they'd come up with a plan to help Ms. Ungaro out by next Thursday.

PRESENTATION BY JANE UPSHAW FROM USCB REGARDING CARNEGIE BUILDING

Jane Upshaw, USCB Chancellor, said the USCB vision for growth is integral to the city's growth. She has been in many meetings with Mayor Keyserling. Her presentation was called "A Proposal for Community Engagement: Improving the Quality of Life in the Lowcountry."

She said the challenge is that Beaufort County has the fifth largest concentration of millionaires per capita, but 11.7% of families live below the poverty level, and African American-headed household incomes are less than half of those in White-headed households. The poverty rate in South Carolina is the 9th highest in the whole US. South Carolina has the 3rd highest adult illiteracy rate in the US. Investment in education is “a game-changer.” Beaufort County has the highest rates of educational attainment in the state, in large part because of the transient community that has moved into the area, as opposed to in Jasper, Hampton and Colleton counties. USCB is working hard across all segments of the population with Saturday programs, etc. to get non-traditional students in all segments of the population. She said USCB is a local university and a South Carolina university.

There are many resources available from those who have moved here; talented leadership doesn't have enough outlets to contribute their talents and may disengage. Chancellor Upshaw and Mayor Keyserling have tried to think about the extremes, the quality of life issues and plugging in the new talent and commitment in to work on that. The potential collaborators are Osher Lifelong Learning Center (OLLI), the Carnegie Council for Ethics in International Affairs, USCB, and local non-profits, government, private sector, and concerned citizens. She said that those who participate in OLLI are committed to learning and creative problem-solving and can take that back out to the community and can change what's happening in people's lives.

Carnegie has “ethics studios,” and Chancellor Upshaw and Mayor Keyserling had hoped that Carnegie might fund a space in which to do civic engagement; Carnegie doesn't have the funds for such a center, but they do have resources that can be tapped into with technology. The group will need a place to do it and a technology infrastructure.

OLLI brings 1300 members with broad experience and professional skills. Many want to give back to the community and are committed to learning for the rest of their lives. Community engagement would be even broader than lifelong learning. Taking learning out to the community can show the OLLI members how to change the lives of those around them. The proposed vision was to have Carnegie Council and OLLI and USCB. They could take out Carnegie and name it after a donor/ the purpose would be to mobilize and engage the community to improve the quality of life in the community. Carnegie Council would offer access to curriculum and resources. OLLI could take advantage of member experience and commitment to the community.

Dan Campbell said about 6 OLLI classes so far are using the curriculum material, but Chancellor Upshaw added that many others are being worked on which might show Carnegie that they “are worthy” so they'll continue to work with them and perhaps eventually be a funding partner. The council has two South Carolina members: Dr. Charles Kegley, Jr. (trustee and officer) and Landon Thorne (trustee).

Chancellor Upshaw said she doesn't really know why they couldn't get funding to up-fit the space. She said less than \$500,000 would be a small price to pay to put this together. No one has the vision for community engagement that they have in this proposal, and it could be a prototype for communities all across the country. Chancellor Upshaw presented ideas for possible programs: engagement network to facilitate matching resources; ethics studio-media outreach; panels/lectures/community forums; resource repository of best practices domestically and

internationally which would give Beaufort and USCB a unique identity. She presented potential membership categories and benefits which would be offered in order to assure a sustainable financial pipeline.

Mr. Dadson said when this process started, the Redevelopment Commission was tasked with finding the best use for the Carnegie Building. Last summer they were asked to take it off the table and proceed with the Arsenal, which is now the Visitor's Center and some Chamber of Commerce offices. In December, Chairman Pinkerton, Mr. Dadson, OLLI and USCB people met and Mr. Dadson and Chairman Pinkerton were impressed and encouraged and asked Chancellor Upshaw to come make this presentation. He called the cost to upgrade the Carnegie Building a "bump in the road." He feels the Redevelopment Commission needs to discuss the Carnegie Building and how to get on with USCB to do what needs to be done. The city is moving out of the Carnegie Building and their objective is to see that it has the "highest and best use."

She showed the use of spaces on the USCB campus to create an arts campus. Mayor Keyserling said many of the monies were for renovation. He asked Mr. Dadson, other than cosmetic needs, what else needs to be done to the building. Mr. Dadson said it is operational. It was a functioning office building before the city moved out. The vision is of an active downtown core, to expand the university, etc. There is time, but buildings can't sit idle indefinitely.

Chancellor Upshaw said there's a business plan and the membership fees would generate the operating costs. The university's community outreach dollars have to pay for themselves. Commissioner Goodman said in the original plan, there was a grander plan for renovation and better use; he asked if they have thought about how to use it if they want to move forward at this point with the building the way it is with the idea of expanding and fundraising in the future. Chancellor Upshaw said she didn't look at the building because they thought they had the donor "on the hook," but her IT person did. They would be glad to tour it again. The idea is currently dead because they have no place to do it.

Commissioner Goodman said that the Redevelopment Commission wants to see this idea move forward. The Carnegie Building has been set aside for that reason and they should look at it and determine whether they can use it as is as a stop gap until they can get a renovation partner. Commissioner Barnhart said they may be able to find local donors for materials and labor to get it in the shape they want. Commissioner McNally said totally as-is may not be appropriate, but if they can get a handle on what minor things need to be done to open the doors, then they could work on the Grand Plan.

Chancellor Upshaw said the Carnegie name would have given the idea some instant credibility but they may as it's built. Commissioner Barnhart said there's no reason to walk away from it just because they haven't funded it yet. Chancellor Upshaw said they would report back in the future after revisiting the facility.

MINUTES

Commissioner Zara made a motion to approve the minutes of the March 4, 2010 meeting and the retreat. Commissioner Goodman seconded the motion. The motion passed unanimously.

BLADEN STREET UPDATE

Mr. Dadson said there will be a work session on Bladen Street. He presented a work plan to the Redevelopment Commission members. The update is that a small subcommittee of the Redevelopment Commission is working with staff on a Community Development Block Grant. They're also meeting with property owners to create a set of expectations so they can maximize their property in line with form-based code. They took the Northwest Quadrant out as a project. They took the goals established at the retreat and have divided it for this area. They're going to look at this piece as a model for all that is to be done in other neighborhoods.

Mr. Dadson said there's been work on the Redevelopment Commission's work plan and they have "made a project of getting around the various parts and pieces." The Redevelopment Commission needs to set a workshop date. The work plan given out comes from the minutes at the retreat which Camille put into a more logical work plan. They pulled out the specific project to look at in the workshop, and they'll look at how to get it done. Chairman Pinkerton and Commissioner McNally have been working on the Bladen Street Project. Kathleen will create a matrix of the goals and "what applies to what," i.e., an Angel Fund and the tool will be an outside funding source with 5-6 examples of how to do it. They'll have tools that will match their goals, a real project to sink their teeth into, and a way to organize themselves.

Mr. Dadson said he has \$500,000 – \$1 million in CDBG and DOT grants for the streetscape project of which \$2 million will have been leveraged into it by the time it's done. They have an opportunity "to help the community because they're now willing to help themselves; the people part is next." Pete Palmer and his Northwest Quadrant group have been "kept at the table" and asked to engage when it's all ready for that.

Commissioner Barnhart said he has concerns; he feels the major public landowners in the area should be spoken to about acquiring those lands to increase their credibility. There need to be agreements that the property can be taken into development. Mr. Dadson said the two biggest tools are that they regulate the use of land, which is disconnected to how land is used in that district. Form-based code says that is all brought together again. The biggest responsibility is within the right-of-way. A good thing about the planning process to create form-based code is that it uses an up-front, all-stakeholders process to get them involved. The Redevelopment Commission needs to figure out which stakeholder will do what. There are public and private property owners and history "tripping you up every time you turn around."

Commissioner Zara said this will be discussed at the workshop. Commissioner Barnhart said he'd like to know which properties in that area can be made available to be acquired. Mr. Dadson said that's what a private developer would do. There are many competing forces at work there. To come up with a more specific plan, it needs to be worked on block by block and then figuring out who has the leverage that is needed to get things done.

Commissioner Goodman said he knows about the investment the city has made into the Bladen Street Project. He wanted to know if there were commitments from property owners to buy into whatever happens. Mr. Dadson said that's what they're doing right now. Commissioner McNally

said he agrees and the newer members need to get more familiar with everything about the Northwest Quadrant – availability, vacancy, etc. He requested a map that could provide a good mental picture and then a walk of the whole Northwest Quadrant with the map in hand to get the particulars of the area. Mr. Dadson said taking the Redevelopment Commission into the area with clipboards is a bad idea. The Northwest Quadrant study commission has established a good level of trust now.

Commissioner Bellew said the Northwest Quadrant study commission has an extensive report that could be made available. Mr. Dadson said so as not to overload them, they've boiled it down. They need a workshop to help them organize the data and the workload, etc. Commissioner Verity said DHEC is leaving the space and asked if there's been discussion about acquiring their space. Mr. Dadson said the city's been engaged for some time in various talks about getting the old jail site, the Bladen Street Project, NSP, Block By Block, etc. The Redevelopment Commission needs to organize it. He requested comments on whether this work plan sums up what they said at the retreat. Commissioner Goodman said he's in favor of a workshop as long as something comes out of it. Mr. Dadson said they need to determine how to organize themselves, and they can determine how to get things done. Commissioner Goodman asked when form-based code can be expected. Mr. Dadson said in the next fiscal year. Chairman Pinkerton said there is a form-based code written for Bladen Street to be presented in the next month or so. Mr. Dadson said there's community work that can be done.

Commissioner Goodman asked about expected outcomes of the workshop. Commissioner Barnhart said they should read what Mr. Dadson sends them, then make decisions about what might work. There was a discussion of the history of what led to the Bladen Street form-based code. Mr. Dadson said the planning website will show the old master plan, as on Boundary Street. (There's a plan, and there was a vision, but it wasn't all done and as more time passes, the earlier stages get lost.) The idea of the comp plan was to get them organized. There was discussion of a possible date. It was decided to have the work shop April 26, 2010.

OTHER BUSINESS

Commissioner Bellew said on the Rebuilding Beaufort project, he has David Tedder's commitment to use their 501c3, and an attorney needs to look at it. He requested help finding an attorney who will handle that. Mr. Dadson said he would make it happen.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Barnhart made a motion to adjourn, seconded by Commissioner Zara. The motion passed unanimously and the meeting was adjourned at 6:01 pm.

ATTEST: _____
SHIRLEY HUGHES, ACTING CITY CLERK