

A meeting of the Beaufort Redevelopment Commission was held on July 1, 2010 at 4:00 p.m. in the City Hall Conference Room at 302 Carteret Street. In attendance were Chairman Bob Pinkerton, Commissioners James Bellew, Martin Goodman Mike McNally, Wendy Zara, City Manager Scott Dadson and Shirley Hughes, Gene Rugala, and Jon Verity. Ed Barnhart and Denise Bolin 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 4:00 p.m. by Chairman Pinkerton.

MINUTES

The minutes of the June 3, 2010 meeting of the commission were presented for review. On motion by Commissioner Zara, seconded by Commissioner Goodman, the commission voted unanimously to approve the minutes as amended.

PARKING UPDATE

Mr. Dadson said it was the first day with the new kiosk system, and noted that the fines have gone up. He said Lanier is trying to help people work with the new meters. The transfer “went fairly painlessly,” he said. There has been a rise in the number of applicants for the monthly passes, Mr. Dadson said, according to Mr. Cook. Chairman Pinkerton said this shows that economics do drive parking. There is no breakdown yet. He said there’s a limited number of 8-hour spaces. Commissioner McNally asked about the payoff time for the new stations, i.e., when they’d start making money. Mr. Dadson said the city underwrote the cost of them, but they’re depreciated over a 5-year structure. There’s also a synching fund out of TIF1 money.

Commissioner Goodman said that at the MSB meeting, there were questions because they’d thought there would be a kiosk for the lot at Scott Street Park. Mr. Dadson said it’s a metered lot. Ms. Hughes said they’d check on it, but Mr. Dadson doesn’t remember it being discussed as a metered lot. Changing the meter times has been tabled for awhile. The library lot has a kiosk. General discussion ensued about various aspects of the new parking system, including the parking marks on the pavement. Chairman Pinkerton said he has a real concern that the kiosks are now visitor-unfriendly because of a lack of signs, i.e. between West and Charles Streets. He said there’s no way for an out of towners to know that he should pay or where and a ticket could mean an angry visitor. Mr. Dadson said he believes that “on the white part” of the painted number “it says something.” He said there’s a sign committee and more will be coming. There was general discussion about this matter, and Mr. Dadson said it’s the first day with the kiosks; there are ambassadors out there to work with people and “we should just let it work itself out.”

BLADEN STREET UPDATE

Commissioner McNally said they’ve met with all the owners. The last was Mr. Dowling; Commissioner McNally said that as an architect, “he’s had a lot of questions.” They have sent out letters to each property owner, listing everything that was said at every meeting, reiterating

that the things they said they would get to the owners would be gotten to them. All of that material is being put together in packages for various owners.

They also met with Denise Draper who showed them “the rules of the road for going forward.” The properties have to be appraised in value, even though they are asking the easement be gifted to them. They have told the owners that the new zoning will exceed anything they’re giving. Those who give it as a gift can take a deduction for the value of that easement. There won’t be stringent onsite parking requirements. In some cases there will be zero setbacks. The zoning will be done on a lot-by-lot basis, depending on a variety of factors. He feels the owners felt that the Redevelopment Commission is working with them.

The appraisals have to be done. Mr. Dadson said it’s being ordered now as well as engineering and surveying. The values have to be presented to the property owners. The easement strip will be marked out on their land with paint to show them how much will be in the easement and what the value is, as well as a grant and information about how they can still use it. They can sign the easement grant then or take it under advisement. Chairman Pinkerton said the form-based code as it applies to their property will be given to them. Commissioner McNally said when the people are spoken to and are given the form-based code, it will be a recommendation from the Redevelopment Commission that this seems to be the right thing.

Mr. Dadson said there have also been meetings with Planning Commission members and others. Chairman Pinkerton said there are no surprises coming. Commissioner McNally said of about a dozen owners, 9 or 10 were delighted with the whole concept. Chairman Pinkerton said no one seems to be really against it. Commissioner McNally said some had reservations. Chairman Pinkerton said the owners want to see it on paper so they’ll know that the promises will be stood behind. Chairman Pinkerton said Cooter Ramsey has been listening to their concerns and wishes. Commissioner McNally said they explained the form-based code, and properties’ owners had asked if they could put commercial on the first floor and then a story and a half of apartments above. They were happy to find out that they could.

Mr. Dadson said engineering’s really been done; they have to have documents in order and construction could start in the fall. It may take as long as a year. Ms. Hughes said she couldn’t recall the grant timing. Mr. Dadson said the depth of the stormwater is part of the delay; “the system is a mediator for quality.” Commissioner McNally said many were concerned that the retention will be in the street system, not on their properties. Mr. Dadson said it’s being designed that way. Commissioner McNally said someone was concerned that during heavy stormwater events in a high tide condition, there’s no escape valve by the river. Mr. Dadson said there isn’t one there because it’s a high point. Commissioner McNally asked if it should work fine without that. Mr. Dadson said yes.

Mr. Dadson complimented Chairman Pinkerton, Commissioner McNally, and Mr. Ramsey for their work on this. Ms. Hughes said that grant has to be fully completed by December 2011. Mr. Dadson said this fall is the first benchmark.

DISCUSSION OF WORKING GROUPS

Mr. Dadson said he and Ms. Hughes have had discussions about the 3 working groups. For the Finance group, they've discussed pulling out all the financial pieces. Ms. Hughes will lead the process with that group. Chairman Pinkerton said the other groups sat down with Mr. Dadson and went through some of this stuff. He said economic development is key with whatever has to go on with the university.

Mr. Dadson said council had interviewed two new potential members. One is a financially-oriented and has been an advisor to a lot of development and would be a nice complement to the current group. Commissioner Goodman asked if they should set a date for getting together with Ms. Hughes. Commissioner Zara asked that notices of committee meetings be sent out to the whole commission in case anyone wanted to come.

Mr. Dadson said if they're doing a committee system, they need to figure out how to do it. The various options he suggested were:

1. All committee meetings could be prior to the regular Redevelopment Commission meeting at 1:30 pm, 2:30 pm, etc.
2. Each committee could pick a day and time to meet.
3. Each committee could pick a day (like the second Tuesday of every month) and that becomes it that committee's day to meet.

Mr. Dadson said he feels the meetings need to be steadier so that people can plan for them. He suggested they keep their regular meetings on the 1st Thursday of the month and then committee meetings could be on the 4th Thursday of the month.

There was some discussion of what the Redevelopment Commission members thought would be best.

OTHER BUSINESS

Commissioner Goodman asked that everyone take down his e-mail because he doesn't receive all e-mails: goodman@uscb.edu

EXECUTIVE SESSION

On motion by Commissioner Zara, seconded by Commissioner Goodman, council voted to move into Executive Session pursuant to Title 30, Chapter 4, Section 70(a) of the South Carolina Code of Laws for discussion regarding land acquisition. The motion was approved unanimously.

Commissioner Zara, seconded by Commissioner Goodman, made a motion to come out of Executive Session and resume the regular Redevelopment Commission meeting. The motion was approved unanimously.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Zara made a motion to adjourn, seconded by Commissioner Verity. The motion passed unanimously, and the meeting was adjourned at 5:41 pm.

ATTEST: _____
IVETTE BURGESS, CITY CLERK